

CHAPLIN ZONING BOARD OF APPEALS

Chaplin Town Hall

Chaplin, Connecticut

Special Meeting Minutes

September 10, 2024

Chair Bill Rose called the meeting to order at 7:02 PM. Board members present were Izzy Alvarez, Bill Jenkins, Brendan Kane and Rosalie Gifford. Absent were Alternates Therese Smith, Paul Tetreault and Jeremiah Rufini.

1. SEATING OF ALTERNATES: None

2. APPROVAL OF MINUTES:

Motion to approve the August 28, 2024 Public Hearing and regular meeting minutes, made by Rosalie Gifford, seconded by Bill Jenkins and carried unanimously.

3. COMMUNICATIONS AND REPORTS:

A. Correspondence: None

B. Board member reports: None

4. OLD BUSINESS

A. Review application for zoning variances for various sign changes at #64-66 Willimantic Rd. Bestway Gas Station:

Revisiting zoning variances for various sign changes after collecting information from the PZC who is working on regulations – need current sign regulation with change of Route 6 to Business. Discussion included: stick with regulation with no hardship (needs to go back to PZC to change the regulation), hardship could be debated both ways, want the business to be able to compete with other businesses in town (difficult to see their sign), 2 other gas station signs in town non-conforming, frustrated with definition of a hardship and the business knowing the regulation before it was built, hardship could be Zoning Board failed to update regulation in timely manner (punishes the business), business not opening sooner may have hurt them, hardship could be losing a tenant without a sign out front (poses a safety hazard for people trying to see what business is there), plans presented at the Public Hearing showed the sign could be seen from the intersection (sign not very visible and blocked by a bush for a section of Route 6), want the business to succeed.

B. Possible motion and action on application:

Motion to approve zoning variances for various sign changes at #64-66 Willimantic Rd. Bestway Gas Station, made by Bill Jenkins, seconded by Brendan Kane and carried with the following vote:

YES: Bill Jenkins, Brendan Kane, Rosalie Gifford, Bill Rose.

NO: Izzy Alvarez.

5. AGENDA SUGGESTIONS FOR NEXT MEETING: Will be posted.

6. DATE, TIME AND PLACE OF NEXT MEETING: 4th Wed. of the month at 7pm in the Library Meeting Room.

7. ADJOURN: The meeting adjourned at 7:20 PM.

***Respectfully submitted by,
Recording Clerk Kathleen Scott***