

Chaplin Planning and Zoning Commission
Regular Meeting Minutes
July 13, 2017
Chaplin Town Hall
495 Phoenixville Road, Chaplin, CT

Chairman Doug Dubitsky called the July 13, 2017 Regular meeting to order at 8:26pm

Members present were Chairman Doug Dubitsky, Helen Weingart, Dave Garceau, Alan Burdick, and Eric Beer. Alternate members present were Ken Fortier and Bill Ireland. Also present was Town Attorney Dennis O'Brien and Zoning Enforcement Officer Jay Gigliotti.

Regular Members Absent were Vice-Chairman Peter Fiasconaro and Randy Godaire. Alternate Member absent was Brandon Cameron.

Seat Alternates:

Chairman Doug Dubitsky seated Ken Fortier for Vice-Chairman Peter Fiasconaro.

Approval of June 8, 2017 Public Hearing Meeting Minutes:

The 6/8/17 Public Hearing Meeting minutes shall be amended to include the following:

- Page 5, in the last sentence, replace closed with continued, so the sentence reads "...#RC17-076 was continued..."
- Page 3, in the second paragraph, a space shall be added between "data and indicates"
- Page 3, Towards the end of the second paragraph, the "Hartford Current" shall be amended to reflect as "Hartford Courant"

Helen Weingart motioned to approve the June 8, 2017 Public Hearing Meeting Minutes as amended. Seconded by Alan Burdick. All members voted in Favor. Motion Carried.

Approval of June 8, 2017 Regular Meeting Minutes:

Eric Beer motioned to approve the June 8, 2017 Regular Meeting Minutes as written. Seconded by Alan Burdick. Ken Fortier abstained. All other members voted in favor. Motion Carried.

Citizens having New Business: None

Old Business:

- A. RC17-074- Proposed Regulation Change-Creative Living Community of Connecticut, Inc, proposed revision to the Chaplin Zoning Regulations Section 5.2 RAR Zoning District**

Chairman Doug Dubitsky explained the commission has open and closed the public hearing on the application. Discussion followed regarding the proposed regulation and it's inconsistencies with the Town's 2010 POCD.

Chairman Doug Dubitsky went through a number pages and section of the POCD to verify the proposed regulations inconsistencies. He indicated that it would take a long time to go through the entire POCD document, however, the commission found the proposed regulation change was not consistent with the Town's 2010 POCD on pages 16, 23, 25, 27, 28, 30, 32, 33, 40 and 56. There were several main themes that continually came up as conflicting with the proposed regulation change. Most significantly was the concept of having these multi-family developments located in one of the Town's two (2) village nodes; Sherman's Corner or Natchaug Village. The regulation change is for the entire RAR zone, which is somewhat opposite of the village concept. Discussion followed about the proposed regulation change vs. the POCD/ Public Comment.

Motion made by Eric Beer to Deny Regulation Change application #RC17-074, based on the fact there are a significant number of areas where the proposed regulation is not consistent with the Town's adopted 2010 POCD. Seconded by Dave Garceau. All members voted in Favor. Motion Carried.

- B. **RC17-076- Proposed Regulation Revisions- Town of Chaplin Planning & Zoning Commission, Applicant, proposed revisions to six (6) sections of the Chaplin Zoning Regulations**

The public hearing on this application has been continued until the August Meeting

- C. **Discussion & Possible Action on Revisions to the following sections of the Chaplin Zoning Regulations:**

-Section 8.13 Site Lighting

This discussion was tabled until the commission has members present at the meeting who are familiar with new lighting techniques.

-Section 6.2 Dimensional Requirements (Rear Yard Setback)

Chairman Doug Dubitsky explained that the dimensional table in the zoning regulations, section 6.2 has a number of inconsistencies and is currently causing problems with the rear yard setback. Jay Gigliotti provided the PZC with the current section 6.2. Discussion followed on the rear yard setback.

The consensus was to remove the "Total" column under the side yard setback and remove the word "Total" and the number "50 ft" from the rear yard setback and make it 30'.

After discussion the proposed new zoning dimensional changes would be to remove the total number from the side yard setback and change the rear yard setback to 30' while removing the descriptive word 'total' from the rear yard setback.

-Recent Legislation- "Granny Pods"

Chairman Doug Dubitsky explained the CT General Assembly has passed a new bill that allows for property owners to put "Granny Pods" on their property without any regard for local zoning. The new law has a provision which allows for municipalities to opt out of the new law. Discussion followed about the granny pods definition and uses. The PZC feels they have already made a provision for Granny Pods use through the new accessory apartment regulation.

Motion made by Eric Beer to prohibit the use of Granny Pods in the town of Chaplin. Seconded by Dave Garceau. All members voted in Favor. Motion Carried.

New Business: None

Correspondence: None

Report of the Zoning Officer:

ZONING PERMITS ISSUED-# 2

ZP17-077

360 Phoenixville Road, Mr. Mark Rogers, Assessor's Map 75-43-Proposed 30' x 40' Metal Detached Garage, Property Located within the RAR Zoning District, Approved on 7/11/17

ZP17-078

24 Nollet Road- Mrs. Donna MacWay, Assessor's Map 96-8-1, Proposed 12' x 20' pre-fab storage shed, Property is located within the RAR Zoning District, Approved on 7/11/17

ENFORCEMENT ACTIONS

153 Chewink Road

PZC Staff continues follow-up progress inspections and is in frequent contact with property owners, Most recent inspection 7/7/17-property owners have been given a 12/1/17 deadline to remediate their property and achieve compliance with the zoning regulations.

262 Willimantic Road

Staff received a complaint the property owners were operating a formal automotive sales and service operation, PZC Staff has sent correspondence to property owner and has spoke to him on several occasions. However, since initial conversations with the property owner, staff has been unable to conduct an indoor walk-through of the property. It looks as operations has ceased or at least slowed, however, this is a common problem with this property. Staff plans to initiate the enforcement ordinance and assess a deadline for compliance.

Correspondence:

The Summer Edition of the "Chaplin Neighborhood News" has been published and is now available, be sure to pick up a copy and enjoy the great articles contained within.

Correspondence: None

Items Pro Re Nata: None

Adjournment:

Motion Made by Eric Beer to adjourn the 7/13/17 PZC Meeting. Seconded by Alan Burdick. All Members Voted In Favor. Motion Carried.

Chairman Doug Dubitsky adjourned the July 13, 2017 Regular PZC meeting at 8:58pm

Respectfully Submitted,

Jay Gigliotti