

**CHAPLIN PLANNING AND ZONING COMMISSION**  
**CHAPLIN, CONNECTICUT**  
**PUBLIC HEARING--#RC17-076**  
**7PM, August 10, 2017 Chaplin Town Hall**  
**495 Phoenixville Road, Chaplin, CT**

Chairman Doug Dubitsky re-opened the public hearing for #RC17-076, continued from 7/13/17 at 7:07pm.

**Roll Call:**

Regular members present were Chairman Doug Dubitsky, Helen Weingart, Dave Garceau and Randy Godaire. Alternate member present was Ken Fortier. Also present was Zoning Enforcement Officer Jay Gigliotti.

Regular Members Absent were Vice-Chairman Peter Fiasconaro, Eric Beer and Alan Burdick

Alternate members absent were Brandon Cameron and Bill Ireland

**Seat Alternates:**

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

**Public Hearing:**

Chairman Doug Dubitsky explained the public hearing for the revisions to the zoning regulations had been continued twice, in order to allow for time to comply with the statutory requirement. This is the third public hearing to provide notice of the regulation change to the council of governments. Since last month, PZC Staff has received all comments back from the council of governments and the commission is now in compliance with Connecticut General Statutes regarding regulation changes. from last month to comply with the notice requirement for section 5.11 which was not noticed correctly. He further explained that because the commission was still awaiting a response from the councils of governments, the commission was going to have to again continue this public hearing to next month.

Before entertaining for a motion to continue, Chairman Doug Dubitsky asked the audience if there was anyone who wanted to speak on issues not raised at the previous meeting in June.

Chairman Doug Dubitsky asked for any other comments from the public, however, he asked that the comments be restricted to section 5.11 Municipal Adaptive Reuse Overlay District (MAROD) only.

Paul Peifer, 63 Bedlam Road- asked whether or not the proposed revisions were housekeeping items only or if the proposed revisions included revised language for the old Town Hall.

Chairman Doug Dubitsky explained the revisions to the Municipal Adaptive reuse overlay district did not include revisions to the Old Town Hall. The Chaplin Grange was sold and because it is no longer owned by the town, the Grange is being removed from the MAROD.

Chairman Doug Dubitsky asked PZC Staff Jay Gigliotti, if there was anything left to do on the proposed regulation changes before the commission closes the public hearing. PZC Staff Jay Gigliotti explained that with the receipt of the comments back from the three (3) surrounding Councils of Governments, the

commission has completed its statutory obligations and the commission could now close the public hearing and then vote on the revisions.

Hearing no further comments from the public, Chairman Dubitsky asked for a motion to close the public hearing

**Motion made by Ken Fortier to close the public hearing on application #RC17-076. Seconded by Dave Garceau. All members voted in favor. Motion Carried**

**The Public Hearing for Application #RC17-076 was closed at 7:13pm.**

Respectfully Submitted,

Jay Gigliotti