

RC20-131-Public Hearing Record Item List:

- A. Application for Regulation Change
- B. Proposed Regulation Text Amendment
- C. Feedback Comments
- D. Letter of Support from Alexa Kollbeck- 128 Singleton Road dated 1/13/21
- E. Email to Chaplin First Selectman from John Meyer dated 11/19/20
- F. Email to Helen Weingart from Sue Rovinski dated 11/18/20
- G. Email Chain from John Meyer & Dan Rogers to Helen Weingart Dated 11/17/20
- H. Email to Jean Pillo, Eastern CT Conservation District from John Meyer dated 11/16/20
- I. Letter of Concern from John Meyer-11/12/20
- J. Public Hearing Legal Notice- published in Chronicle on 1/30/21
- K. Email from Ann Lewis dated 2/4/21
- L. Email from Heather Haycock dated 2/4/21
- M. Email from Leslie Ricklin dated 2/4/21
- N. Email from Adele Swart dated 2/4/21
- O. Email from Rusty Lanzit dated 2/4/21
- P. Email from Kitty LeShay dated 2/4/21

Q. Email from V. Penelope Pelizzon dated 2/4/21

R. Email From Linda Rogers dated 2/6/21

S. Email from Virginia Siege dated 2/8/21

T. Letter from Dan Rogers dated February 2021

U. Public Hearing Legal Notice- published in Chronicle on 2/6/21

V. Email from Diane Cox dated 2/10/21

W. Letter from Todd Lee dated 2/10/21

X. Letter from Paul & Susan Peifer dated 2/10/21

Town of Chaplin

#RC20-131



Application for Proposed Revisions to the Zoning Regulations

and/or

Amendments to the Zoning Map

Name: JOCELYN BENNETT
Mailing Address: 146 SINGLETON RD, CHAPLIN, VT 06235
Phone #: 949-463-6054
Email: jocelynbennett33@icloud.com
Date of Application: 8/25/2020

1. Name of Applicant: JOCELYN B. BENNETT
 2. Mailing Address of Applicant: 146 SINGLETON RD, CHAPLIN CT 06235
No. Street Name Town/City State Zip
 3. Name of Property Owner (if different from Applicant): _____
 4. Telephone No. 949-463-6054 JOCELYN BENNETT
Applicant Property Owner Engineer/Surveyor
 5. Property Address: 146 SINGLETON RD, CHAPLIN, CT 06235
No. Street Name

6.

Map(s)	Block(s)	Lot(s)	Volume(s)	Page(s)

7. Description of Proposed Change: TO AMEND THE REGULATIONS IN ACCORDANCE WITH SECTION 11.1 AS WELL AS THE CT GENERAL STATUTES SEC 8.3 ALSO TO AMEND TO THE USES PROVIDED IN THE RAR ZONING DISTRICT SPECIFICALLY SECTION 5.2 B, "USES REQUIRING SPECIAL PERMIT" ENTITLED "PRIVATE PROPERTY CAMPGROUNDS"
 8. Purpose of Proposed Change: TO ALLOW SMALL GROUPS OF CAMPER (<20) TO USE PRIVATE PROPERTY OF CHAPLIN RESIDENTS WITH MORE THAN 5 ACRES TO CAMP FOR NO MORE THAN TWO NIGHTS, OVER A WEEKEND, TO CAMP ON SAID PROPERTY.

9. A. Property is Currently Zoned RAR
 B. Proposed Zone Changed to: RAR
 C. Total Area of Property to be rezoned 6.5 acres **OR**
 D. Proposed Zoning Regulation Section Number(s) to be Amended: 5.2 B

Under the penalty of revocation of this permit by the issuing authority, I declare that I have examined this application and the documents submitted in support thereof and, to the best of my knowledge and belief, they are true, correct and complete.

10. Signature of Applicant: [Signature] Date: 8/25/2020
 11. Signature of Property Owner: [Signature] Date: 8/25/2020

LETTER OF AUTHORIZATION IS REQUIRED FROM THE PROPERTY OWNER IF THE APPLICANT IS NOT THE PROPERTY OWNER.

TO BE COMPLETED BY THE PLANNING & ZONING COMMISSION:
 Date of Submission: ~~9/15/20~~ 9/2/20 Fee Paid: \$ 485 Date: 9/2/20
 Date of Receipt: 9/10/20 Date of Public Hearing: 2/11/21
 Date of Commission Action: _____ Action Taken: _____
 Reason(s) for Action Taken: _____

Signature: _____ Date: _____

\$485 paid on 9/2/20 w/ #627
JRG

Application Type	Base Fee	+	Unit Fee	+	Public Hearing Fee (if applicable)	+	State Fee	=	Total
New Principal Structure (2-Family)	\$300	+	0	+	0	+	\$60	=	\$360
New Principal Structure (Multi-Family)	\$500	+	0	+	0	+	\$60	=	\$560
New Principal Structure (Commercial)	\$500	+	0	+	0	+	\$60	=	\$560
New Additions to Exist. Structures (Res.)	\$75	+	0	+	0	+	\$60	=	\$135
New Addition to Exist Structures (Comm.)	\$150	+	0	+	0	+	\$60	=	\$210
New Accessory Structures (Residential) (Pools, Sheds, Decks, etc.)	\$75	+	0	+	0	+	\$60	=	\$135
Other									
→ Zoning Regulation Amendment	\$200	+	0	+	\$225	+	\$60	=	\$485
Zoning Map Amendment	\$200	+	0	+	\$225	+	\$60	=	\$485
Certificate of Zoning Compliance	\$50	+	0	+	0	+	0	=	\$50
Driveway Permit (paved apron)	\$25	+	0	+	0	+	0	=	\$25
Required Driveway Bond	\$1,200	+	0	+	0	+	0	=	\$1,200
Home Occupation Permit	\$200	+	0	+	0	+	\$60	=	\$260
Sign Permit	\$100	+	0	+	0	+	\$60	=	\$160
Excavation	\$275	+	0	+	\$225	+	\$60	=	\$560
Logging Permit	\$200	+	0	+	0	+	\$60	=	\$260
Required Road Access Bond (Minimum)	\$1,000	+	0	+	0	+	0	=	\$1,000

pd
w/#627

1. Inspection of site for sedimentation and erosion control certification: Actual cost incurred by applicant(s).
2. Review of storm drainage calculations by an independent engineering consultant: Actual cost incurred by applicant(s).
3. Review of proposed Zoning Regulation Amendment(s) by Town Attorney: Actual cost incurred by applicant(s).

TOWN OF CHAPLIN

CONNECTICUT 06235

INCORPORATED, 1822



Sept. 15, 2020

TO Mrs. Valerie Garrison

Bennett - Zoning Req Change

Account Number	Description	Amount	
	Zoning Req Change fee	\$425	—
	CT DEEP Land Use fee	\$60	—
	Total	\$485	—
	Pd w/ #627 on 9/2/20	\$485	—
	Balance	\$0	
		9/15/20	SRG

Approved _____

Date _____

Check # _____

RC20-131- Proposed Revision to Section 5.2 of the Chaplin Zoning Regulations

The following language is a proposed addition to Section 5.2.B of the Zoning Regulations to allow for the use of private property as a "Semi-Primitive Campground".

Semi-Primitive Campground

1. Semi-Primitive campgrounds shall be permitted on properties 5 acres or more in size
2. Camping is limited to tents only. No recreational vehicles or trailers.
3. Camping must be at least 100' from each abutting property line. The Chaplin Planning and Zoning Commission may modify the setback requirements including, but not limited to the requirement of a buffer strip.
4. No loud music. All activities shall comply with state noise regulations. All noise to be ceased by 10pm.
5. All motor vehicles shall be parked off road, on the property of the campground owner. Maximum of 5 motor vehicles.
6. Campfires allowed in designated fire pit as long as fire danger is low. See CT DEEP Fire Danger website. No more than 2 fire pits. Chaplin Fire Marshall shall review and approve locations of fire pits.
7. Reasonable vehicular access shall be provided for emergency vehicles. Chaplin Fire Marshall shall determine appropriate access for emergency vehicles.
8. Facility to comply with Eastern Highlands Health District Requirements- See CT Dept. of Public Health, Semi-Primitive Campgrounds Section 19A-2A-29.
9. Maximum of 20 campers/ guests on subject property at any given time.
10. Permit shall be renewed annually, no less than 30 days before expiration.
11. The Commission may modify the requirements of this subsection, provided it determines that such modification is substantially consistent with the purpose of these regulations.

Revised 1/19/21

Overall rating



Public review

[View reply >](#)

We had a spectacular time at Jocelyn's barn. We were able to grill, go for a hike, sit around the fire, sing, and fall asleep in the soft, sweet-smelling hay that she put down for us in one of the stalls. Jocelyn was super helpful and ultra responsive, and made all sorts of special accommodations for us. You'll make some of your best memories at this place, would definitely recommend.

[All listing reviews](#)

Andrew

Sep 15 - Sep 16, 2018

TWIN PINES-quiet camp/bohemian/rustic/barn



Overall rating

Public review

Jocelyn's barn and campsite was perfect for a group to set up and enjoy the outdoors. Ziggy the donkey was also very friendly! Would highly recommend and hope to be back!

Compliments



Outstanding
hospitality



Quick
responses



Amazing
amenities

Feedback

Location

4 ★

Accuracy

4 ★

Jul 3 – Jul 5, 2020

TWIN PINES-quiet camp/
bohemian/rustic/barn

Overall rating



Public review

[View reply >](#)

Jocelyn's property is an absolute dream come true. My friends and I spent 4th of July weekend camping in the beautiful yard. The lush trees offered ample shade. There was plenty of parking for our large group. The barn gave us shelter and access to water and electricity. Jocelyn was so helpful through the planning process,

I've never seen a twin pine quite like the one growing here. The property is filled with life and the birds create constant soundtrack for your tranquil stay. Her dogs Max and Pepper were very friendly and a real hoot to watch roam around. If you are looking for a unique and private space, **THIS IS THE SPOT FOR YOU.** Our group left with our hearts full of love from this wonderful weekend. I look forward to visiting again. Thank you!

Jul 10 – Jul 12, 2020

TWIN PINES-quiet camp/
bohemian/rustic/barn

Overall rating



Public review

[View reply >](#)

Great quite place, super clean
portable restroom, local tips

Private note

Thanks Jocelyn for the great local
tip (we went to the water hole
again
Yesterday)

Public review

[View reply >](#)

The property was perfect for what we wanted! There was plenty of space for us to pitch a couple tents and still had room for some outdoor games. It was very private too, which was nice. And Jocelyn was very quick to respond with any questions we had, she gave us tips on where to go swimming locally too! Perfect!

Compliments

Overall rating



Public review

We were a group of international people stayed at Jocelyn place for Halloween event we were doing, and I don't really know how to explain her great welcome or the place itself or her beautiful and friendly animals, we are really thankful that we had a chance to book this amazing place I highly highly recommend it for everyone

awesome experience we are really glad that we meet you and thank you for having us and making sure that our time is perfect.

Private note

Thank you for being a great host

Compliments



Whitehead

May 23 – May 25, 2020

TWIN PINES-quiet camp/
bohemian/rustic/barn

Overall rating



Public review

Beautiful and spacious! We had a family gathering for Memorial Day weekend with a bunch of us camping out a couple nights. The landscape was perfect for grilling, camp fires, and our kids were able to play/run all day. Jocelyn was so kind and accommodating, thank you so much we had a wonderful

[All listing reviews](#)

Margaux

Aug 4 - Aug 6, 2018

TWIN PINES-quiet camp/bohemian/rustic/barn



Overall rating

Public review

Jocelyn was absolutely a wonderful host! The barn stay was such a cool adventure. Spending time with her animals was such a pleasure. Great place, I would stay again!

Private note

Jocelyn, I can't say enough about how friendly and kind you are sharing your home and barn with my best friends and I. We had such a great time, thank you again! I look forward to coming again! 🌸

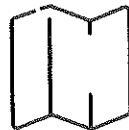
Compliments



Thoughtful touches



Quick responses



Local tips

Feedback

Accuracy

5 ★

Check-in

5 ★

Cleanliness

5 ★

Communication

5 ★

Location

5 ★

Value

5 ★

[← All listing reviews](#)

Kathy

Jun 26 - Jun 27, 2018

TWIN PINES-quiet camp/bohemian/rustic/barn



Overall rating

Public review

Beautiful camping spot! We had such a wonderful family experience!
Great host! Thank you!

Private note

Thank you! We loved it!

Compliments



Outstanding
hospitality

Feedback

Accuracy



Check-in

5 ★

Cleanliness

5 ★

Communication

5 ★

Location

5 ★

Value

5 ★

[All listing reviews](#)

Nasanel

Jun 6 - Jun 7, 2018

Twin Pines



Overall rating

Public review

If you would like a place to just relax with no worries, and you want to experience the countryside with horses and you like animals, this is the place. The host is also very nice, making sure they guests have everything they need. it was a great change-of-pace from New York City!

Private note

The host was so nice. I went there to get away, and it was such an enjoyable experience staying on a ranch. And Max their dog is adorable. He is so friendly.

Compliments



Sparkling clean



Outstanding
hospitality



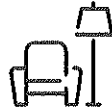
Thoughtful
touches



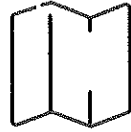
Quick responses



Amazing amenities



Stylish space



Local tips

Feedback

Accuracy



Check-in



Cleanliness



Communication



Location



Value



[All listing reviews](#)

Kathy

Jun 26 - Jun 27, 2018

TWIN PINES-quiet camp/bohemian/rustic/barn



Overall rating

Public review

Beautiful camping spot! We had such a wonderful family experience!
Great host! Thank you!

Private note

Thank you! We loved it!

Compliments



Outstanding
hospitality

Feedback

Accuracy



Check-in

5 ★

Cleanliness

5 ★

Communication

5 ★

Location

5 ★

Value

5 ★

[← All listing reviews](#)

Nicole

Sep 1 - Sep 3, 2018

TWIN PINES-quiet camp/bohemian/rustic/barn



Overall rating

Public review

Jocelyn was so amazing. From the moment we got there she showed us around the area She showed our kids how to feed the animals on the farm and where the chickens lay their eggs. We also cooked them the next morning! Her hospitality was extremely kind and thoughtful. We are excited to come back again!!

Private note

you were absolutely amazing. we are so happy to have met you .
thank you again!!!

Compliments



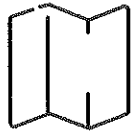
Outstanding
hospitality



Thoughtful
touches



Quick
responses



Local tips

Feedback

Accuracy



Check-in



Cleanliness



Communication



Location



Value



[← All listing reviews](#)

Maria

Jun 12 - Jun 14, 2019

TWIN PINES-quiet camp/bohemian/rustic/barn



Overall rating

Public review

[View reply >](#)

I can't say enough good things. The place was amazing, the animals adorable (specially the donkey!!) and Jocelyn was so welcoming and helpful. Great place and great family. Definitely recommend.

Private note

Thank you again for everything! Its been an amazing escape :)

Compliments



Outstanding
hospitality



Thoughtful
touches



Quick
responses

[← All listing reviews](#)

Jess

Jun 22 - Jun 23, 2019

TWIN PINES-quiet camp/bohemian/rustic/barn



Overall rating

Public review

My husband, myself and our four children ages 10-15 stayed one night at Jocelyn's wonderful farm. We were warmly greeted by Jocelyn and her friendly pup Max upon our arrival. She showed us the location of every thing we would need and how to use it. Centrally located was a sheet with all the info we might need: directions to area attractions, pizza delivery, wifi password. She introduced us to her sweet donkey, Ziggy and her adorable horse Pistol Pete and showed our excited kids how to feed them. There was a grill ready to use, a clean picnic table, a fire pit, a little bridge over a babbling brook. The property is stunning! The portajohn was conveniently located, well maintained and clean. The barn stall was padded with fresh clean hay which was surprisingly comfy to sleep on! We played frisbee, fed and pet the animals, collected freshly laid eggs for breakfast, had s'mores over the fire pit, played games at the picnic table, played in the sprinkler, made wonderful family memories that we'll talk about for years to come! Jocelyn was a wonderful host, kind and friendly, quick to respond to any questions. Staying on her property was a unique and fun experience we would highly recommend. We would definitely stay again if we are ever in the area.

Private note

We had such a wonderful time! So fun and unique. Definitely a trip we'll talk about for a long time to come. Thank you for being so kind and helpful! It was wonderful to meet you! Best wishes! Scott, Jess, Maddie, Jaidyn, Cami and Lelani

[← All listing reviews](#)

Anthony

Dec 31, 2018 - Jan 1, 2019

TWIN PINES-quiet camp/bohemian/rustic/barn



Overall rating

Public review

We had a great time. The animals greet you as you come into the barn and are fun to feed. There is plenty of hay in the stalls to sleep on. The property is beautiful and secluded. There are fire pits enjoy the outdoors. The barn has a couple of plugs in it so you can plug your phone and anyother essential items you may need. Joycelyn was great, very responsive from start of the process until the end. She was available to message on here all night if you needed anything. We had a great camplike experience but even better because it was very private with no other campers around. We would definitely consider a return trip.

Private note

Thanks for everything, we had a great time. We really liked being greeted by the animals everytime we came in and feeding them hay. We are considering coming again. Thanks again.

Compliments

[← All listing reviews](#)

Naomi

Jul 4 - Jul 5, 2019

TWIN PINES-quiet camp/bohemian/rustic/barn



Overall rating

Public review

Jocelyn's place was amazing. It's a perfect place to camp for bigger groups and for privacy . I would definitely recommend to anyone who's looking for camping without all those camping grounds rules . Jocelyn was very responsive and very nice. We got the chance to have a drink with her and chat a little. The experience was amazing. The sky was so clear. We saw several shooting stars and there was also fireflies that made the night so special. Highly recommend her place!

Feedback

Accuracy



Check-in



Cleanliness



Communication



[← All listing reviews](#)

Joanna

May 23 - May 25, 2020

TWIN PINES-quiet camp/bohemian/rustic/barn



Overall rating

Public review

Beautiful and spacious! We had a family gathering for Memorial Day weekend with a bunch of us camping out a couple nights. The landscape was perfect for grilling, camp fires, and our kids were able to play/run all day. Jocelyn was so kind and accommodating, thank you so much we had a wonderful time!

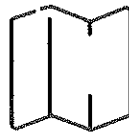
Compliments



Outstanding
hospitality



Quick
responses



Local tips

Feedback

Accuracy



[All listing reviews](#)

Alaina

Aug 3 - Aug 4, 2019

TWIN PINES-quiet camp/bohemian/rustic/barn



Overall rating

Public review

I had rented this place out to celebrate my boyfriends 30th birthday. There was a lot of room for games and space for everyone to relax and do their own thing. Jocelyn was very hospitable, and excellent with any questions I had.

Compliments



Outstanding
hospitality



Quick
responses

Feedback

Accuracy



1/13/2021

To Whom this may concern:

It has been brought to my attention that a few residents of Singleton Road are raising concerns to the events that have been taking place at 146 Singleton Road. As being a neighbor to this property for over two years I felt obliged to offer my opinion as I myself am also a resident in the area. I have known Jocelyn Bennett for the duration of my residency on Singleton Road and have come to know and understand the manner in which she chooses to use her property as an Airbnb. I have resided as her neighbor for over 100 of the events in concern and can vouch for the fact that they are neither bothersome nor a disturbance in any way. In fact, I condone and support the way she uses her property as an Airbnb because I frequent the use of them myself and have firsthand experience with their benefits.

From my experience with these events there has never been any trespass on my property nor have caused me any problems. The premises have always been properly maintained and picked up following an event. I have experienced no obstructions in the roadways and to the best of my knowledge she is following town regulations, guidelines, and ordinances properly. Every event thus far has been conducted peacefully and without raises for concern.

The purpose of this letter is to display my expressed appreciation for the benefits of the Airbnb and how it serves the community. Especially during times of a pandemic, it is important we take a step back to appreciate events such as the ones that take place at 146 Singleton Road and how they provide a higher quality of life. Life is too short to miss opportunities to spend time gathered with friends, family, and loved ones. Jocelyn provides a safe and secluded option for people to experience these opportunities. It is in my opinion if she is following town regulations and ordinances, she has earned the right to use her property as she wishes, same wishes I have for everyone in the community.

If any more questions, comments, or concerns exist please feel free to contact me, I will be available to help. Thank you for your time.

Sincerely,

Alexa Kollbeck

128 Singleton Road, Chaplin, CT, 06235 | (860) 999-3113 | alexakollbeck@gmail.com

Fwd: Campground and the POCD

John Meyer <jmeyer1940@gmail.com>

Thu 11/19/2020 10:38 AM

To: Zoning <zoningofficer@chaplinct.org>

Sent from my iPad

Begin forwarded message:

CC of letter to Bill Rose:

From: John Meyer <jmeyer1940@gmail.com>

Date: November 19, 2020 at 10:33:59 AM EST

To: Bill Rose <firstselectman@chaplinct.org>

Cc: Ann Lewis <annmlewis59@gmail.com>, Dan Rogers <dkr3@earthlink.net>, Susan Rovinski <srovinski@sbcglobal.net>, Jean Pillo <Jean.Pillo@Comcast.net>, Warren <WCHURCHCHP@earthlink.net>, zoningofficer@chaplin.org

Subject: Campground and the POCD

Good Morning, Bill

I don't understand why the Zoning Commission is considering a zoning change WHICH will impact the character of our neighborhoods as places our homes are, impact agriculture (including timber), and impact our river at the same time they are finalizing our town's Plan of Conservation and Development.

The Campground zoning change is too significant. It should be considered during the commission's process of defining and approving our town plan of development. *Then* consideration of adopting the proposed change to our regs should be discussed.

The application on the table shouldn't be considered by the commission (while "the clock is ticking") before our town's citizens have had an opportunity to comment on the question of, "do they want that type of enterprise in their neighborhoods town-wide", during our POCD process.

Sincerely,
John Meyer

Sent from my iPad

RE: Propsed Campground

Bill Rose <firstselectman@chaplinct.org>

Wed 11/18/2020 2:11 PM

To: Susan Rovinski <srovinski@sbcglobal.net>; Helen Weingart <hweingart@snet.net>

Cc: jmeyer1940@gmail.com <jmeyer1940@gmail.com>; annmlewis59@gmail.com <annmlewis59@gmail.com>; Dan Rogers <dkr3@earthlink.net>; Zoning <zoningofficer@chaplinct.org>

Hi all,

I have been forwarding your comments and email correspondence on the campground to the Zoning officer so I would encourage you to include or share with him your conversations and concerns as citizens. Feel free to have your neighbors and other concerned residents chime in as well. His name is Jay and his email is zoningofficer@chaplinct.org

Thanks for your input, Bill Rose

Bill Rose

First Selectman

Town of Chaplin

495 Phoenixville Road

Chaplin, CT 06235

firstselectman@chaplinct.org

860-455-0073 EXT. 311

From: Susan Rovinski <srovinski@sbcglobal.net>

Sent: Wednesday, November 18, 2020 1:46 PM

To: Helen Weingart <hweingart@snet.net>

Cc: jmeyer1940@gmail.com; annmlewis59@gmail.com; Bill Rose <firstselectman@chaplinct.org>; Dan Rogers <dkr3@earthlink.net>

Subject: Propsed Campground

Hello all

I have concerns that need to be addressed re: proposed campgrounds in Chaplin.

1. Parking, a potential major problem.
2. Increased road traffic: many roads in Chaplin are narrow. Many bicycles, people walking with their children and pets, and residents riding horses all use these roads. All would be negatively impacted by increased traffic.
3. Fire. Fire trucks need access to, and egress from, a fire site. With a large number of wooded parcels, this creates a potential explosive fire situation, especially with campers having fire pits, possibly without the owner's supervision.
4. Possible increased crime. With unknown strangers temporarily camping in an area, all residents would need to be more vigilant.
5. Possible health issues. During this pandemic, need I say more? Where would these campers be coming from? What about quarantine?
6. Increased liability issues for neighbors. Having the possibility of a proposed campground next to a private resident increases the risk of a liability claim to the private resident. Are campers going to know where the property boundaries are? Will a private resident have to incur the expense of putting up fencing to try to protect themselves from a liability perspective?

7. A private campground is a business. Is the town prepared to tax such property accordingly?
8. A private campground is a business. Would the owner have the appropriate insurance, especially if they're "in it" simply to make a few extra bucks.
9. Who will "police/oversee" each private campground to ensure that all rules are being followed? Will the planning and zoning officer be prepared to handle this extra workload.?
10. How far from any streams/brooks/etc will camp sites be allowed so as not to affect the water ?
11. For potential campers, how will dishes, etc be cleaned? Will a private water supply be available for that purpose so streams, brooks, etc are not contaminated?
12. How will trash be handled, and for that matter, enforced. An "illegal" campground/wedding venue on private property has already brought to light the fact that trash was dumped on private property and state land. This should NOT be a situation where the private campground owner "learns from mistakes."
13. For obvious reasons, no weapons should be allowed.
14. What about current residents who have a farm (especially with large animals),. How will they and their livestock be protected from campers next door violating their property and possibly causing harm to such animals?
15. Regardless of noise regs, no resident wants to be subjected to a season of listening to noise from a neighboring private campground.
16. If there is another structure on the private campground property, how will enforcement of not allowing campers to stay in such a facility (for example, a barn) be enforced?
17. Sanitation. How will that be addressed?

I ask the planning and zoning committee to consider all of these issues in their discussion.

Thank you,

Susan Rovinski

FW: Campground—hunting.

Bill Rose <firstselectman@chaplinct.org>

Wed 11/18/2020 12:31 PM

To: Zoning <zoningofficer@chaplinct.org>

Bill Rose
First Selectman
Town of Chaplin
495 Phoenixville Road
Chaplin, CT 06235
firstselectman@chaplinct.org
860-455-0073 EXT. 311

From: John Meyer <jmeyer1940@gmail.com>
Sent: Wednesday, November 18, 2020 12:05 PM
To: Dan Rogers <dkr3@earthlink.net>
Cc: Helen Weingart <hweingart@snet.net>; Ann Lewis <annmlewis59@gmail.com>; Susan Rovinski <srovinski@sbcglobal.net>; Bill Rose <firstselectman@chaplinct.org>
Subject: Re: Campground—hunting.

One has to question the idea of a resident bringing groups of strangers into our neighborhoods in Chaplin, among our homes where we live, and make a profit. The neighbors have to cope with the the presence of groups of strangers partying outdoors nearby while *assuming greater risk*. One such risk is fire:

The application on the table specifies a campsite located in a few acres of woods. Those woods are contiguous with a large, privately owned tract of woods, itself contiguous with state forest. A fire in the campsite's abutting woods would be very difficult to reach—even on foot, because of rough terrain. It would be virtually impossible to access with the type of equipment needed to deal with a fire of that potential scale.

John

Sent from my iPad

On Nov 17, 2020, at 1:55 PM, Dan Rogers <dkr3@earthlink.net> wrote:

Hello all, it's Dan Rogers,
I wasn't sure when it would time to address this, so here goes. I own 58 acres north of Jocelyn's lot. It borders both the Natchaug and Goodwin State Forests. The land bordering her property was hit especially hard by gypsy moths. There are 100+ standing dead 60'+ oak trees in there. I don't go in there on windy days. I also allow one person to hunt it. Even if it's heavily posted, I feel that a goat path to the forest (and my brook) will be a problem which will turn into my problem. A fire out there would be impossible to fight. I am putting that out there.
Dan Rogers

-----Original Message-----

From: John Meyer [<mailto:jmeyer1940@gmail.com>]
Sent: Tuesday, November 17, 2020 1:19 PM
To: Helen Weingart
Cc: Dan Rogers; Ann Lewis; Susan Rovinski; Bill Rose

Subject: Campground—hunting.

Good morning Helen. I assume the zoning change a special permit that would be site-specific, only to be granted if certain conditions were met and maintained; reviewable annually before being renewed. Am I right?

A number of considerations to be met by an applicant are being discussed, such as noise and buffering. Missing in conversation so far seems to be potential negative impacts on the Natchaug—especially if adopted on a town-wide basis.

Another criteria not yet discussed, I suggest, is Hunting Safety:

What's if a camper wanders onto a neighboring property and is accidentally shot by the that landowner, or maybe his guest, or (probably more likely) a trespassing poacher? What if a camper decides to hunt in the permitted campground and wanders off and shoots someone on a neighboring property? I don't know who's insurance would cover. What if death results? Most residents know their property lines, plus or minus a few feet. A camper wouldn't necessarily. The campsite referred to in the application on the table is bordered on two sides by privately owned wooded parcels, each with a long history of being poached because of their proximity to state forest. Given the nature of our town, any town-wide application, including the one on the table would need to address hunting safety.

John=

FW: Potential effects of Primitive Family Campgrounds as businesses in Chaplin

Bill Rose <firstselectman@chaplinct.org>

Mon 11/16/2020 1:29 PM

To: Zoning <zoningofficer@chaplinct.org>

Jay,

Please see below. Is this based campground based on the woman on singleton Rd who wants to have Weddings on her property?

Thanks, Bill

Bill Rose

First Selectman

Town of Chaplin

495 Phoenixville Road

Chaplin, CT 06235

firstselectman@chaplinct.org

860-455-0073 EXT. 311

From: John Meyer <jmeyer1940@gmail.com>

Sent: Monday, November 16, 2020 1:03 PM

To: Jean Pillo <Jean.Pillo@comcast.net>

Cc: Helen Weingart <hweingart@snet.net>; Dan Rogers <dkr3@earthlink.net>; Ann Lewis <annmlewis59@gmail.com>; Susan Rovinski <srovinski@sbcglobal.net>; Bill Rose <firstselectman@chaplinct.org>; Warren <wchurchchp@earthlink.net>

Subject: Potential effects of Primitive Family Campgrounds as businesses in Chaplin

Good Morning, Jean

Chaplin's Planning and Zoning Commission is considering a town-wide zoning change permitting primitive family campgrounds in RAR Zones as a business, by special permit.

An application for such a campground requiring the change is also on the table at the same time.

The commission is looking at health, safety, noise, risk of fire while defining the special permit to be proposed to the town in a public hearing.

Potential impacts on the Natchaug River don't seem to be in the discussion, however.

You and I know the Natchaug is a Connecticut *baseline river, the healthiest of its size in the state, a watercourse by which others are measured*. We know the Natchaug River Basin is the largest surface water, watershed in Connecticut. We also know Chaplin wisely signed the Natchaug River Basin Conservation Compact along with the other towns in the basin.

I think the river needs consideration while defining our town's RAR special permit proposal because of potential regional impact if adopted town-wide. The Natchaug is our town's single most distinctive natural asset. It also feeds the Willimantic water supply.

I hope we can take advantage of what you know while we work though developing the special permit to be presented for adoption.

On the table is a 6 acre, about half wooded lot, located just above us. It is bordered by two watercourses lying on its north and south boundaries. A third watercourse originates within the lot. The brooks combine and flow over our land to the river. Water is visible in our brooks all but a few weeks a year. What happens to those watercourses above us is, of course, concern to us below—especially if a commercial enterprise is put there.

What happens could also be of regional concern because of potential impacts downstream on the Natchaug.

More campgrounds throughout town over time would likely amplify impact on the river—even effecting Willimantic.

I have no idea how to bring your resources to our town, but I sure I hope can happen.

Wishing you in good health,,

John Meyer

Sent from my iPad

To the Chaplin Planning and Zoning Commission.

Re: Family Campgrounds

Nov 12 2020

Dear Commissioners.

As you consider changing our zoning regs to make family campgrounds a permitted use in all Chaplin's RAR Zones, please ask yourself: Would you like such a campground next to you?

Do you have tree canopy contiguous with your neighbor? This summer's long drought made us keenly aware of fire risk. Some out-of-towners could be very adept managing their campfires safely--or, maybe not. Even if they are good at it, they could be totally unaware of heightened fire risk occurring in our town at any given time. You could lose a shed, a barn, or even your home to an out-of-control campfire.

Do you want people you don't know wandering on, partying on, or worse, using your property as a latrine -- simply because they don't know where your land begins and their campground ends? Do you end up having to post or fence your perimeter?

If you suddenly heard excessively loud outdoor party noise or music, would you like it? Especially if you needed sleep, maybe working third shift.

None of that might happen next door to you (you could hope)--but it could--if we make that a permitted use, town wide. And what then, if it does?

Inserting a commercial family campground into a residential neighborhood is much like inserting a hotel. Our resident trooper gets to know our town. An ever-changing transient population of partygoers and campers mixed with alcohol can only make that job more difficult. Does Chaplin want to accept the additional burden? Family campgrounds will result in more work for our Zoning Enforcement Officer, who already has a lot to do in the few hours a month we have him. If the campground has wetlands within it, it'll mean more work for the Wetlands Commission and their staff.

It would be hard to argue a commercial campground next to you would improve the value of your home--more likely the contrary. It certainly would mean you bear higher homeowner property damage risk, and heightened risk of personal injury occurring on your property.

Making family campgrounds a permitted use, I suggest, is not a trivial exercise. I hope there are sufficient guidelines in its definition to address the above listed concerns (which are only a few of many--there are questions of numbers of campers permitted and such). I hope liability insurance is required--and that the permit only be granted on a special permit, case-by-case basis, subject to annual review. Commercial Family Campgrounds would likely erode the protections afforded by our RAR Zones on a parcel by parcel basis over time

Sincerely,
John Meyer

Legal Notice

Legal Notice

**CHAPLIN PLANNING AND ZONING
COMMISSION PUBLIC HEARING
THURSDAY, February 11, 2021
PUBLIC HEARING AT 7:00 P.M.
SPECIAL MEETING TO FOLLOW**

Chaplin Senior Center, 132 Chaplin
Street, Chaplin, CT

RC20-131- Proposed Text Amend-
ment- Jocelyn Bennett- applicant, pro-
posed amendment to Section 5.2.B of
the Chaplin Zoning Regulations- Ad-
dition of Section 13 Semi-Primitive-
Campground

Application Materials are available for
review on the Town of Chaplin
Website or in the Chaplin Town Hall,
495 Phoenixville Road, by appoint-
ment.

Respectfully submitted,
Doug Dubitsky,
Chairman#n

comments on proposal for semi-private campgrounds

Ann Lewis <annmlewis59@gmail.com>

Thu 2/4/2021 11:20 AM

To: Zoning <zoningofficer@chaplinct.org>

Hello Jay,

Regarding the proposed revision to Chaplin Zoning regulations to allow semi-private campgrounds, I am writing to say that I do not think such a campground would be an appropriate activity in an area zoned for residential/agricultural use.

- It is unclear from the proposal how the property owner will be held responsible for making sure 20 campers follow the rules. Twenty people who have come to have fun in the outdoors may or may not have any experience with camping. Supervising them could require significant time, perhaps more than a rental host typically puts in.
- At the Singleton Rd property which was being used (illegally) as such a campground there were problems with noise (a live band playing past 10 pm) and several vehicles on the road (twenty were counted there at one time).
- Many of us here in Chaplin enjoy the peace, safety, solitude, and environmental quality our properties afford. This proposal seems like it could detract from that.

Thanks to you and the Planning and Zoning Commission for considering my views.

Regards,
Ann Lewis

Singleton Rd

Heather Haycock <heather.haycock@gmail.com>

Thu 2/4/2021 12:27 PM

To: Zoning <zoningofficer@chaplinct.org>

Hi Jay

I just wanted to say briefly that I absolutely hate the idea of a rental campground on this road. The 4th of July event was highly disturbing emotionally and physically. I chose this property 4 years ago and I would never have purchased knowing this would be allowed. Strangers would be staying down the road from me. Lots of them changing all the time. The road was packed with cars. Many of us went down and counted because the music was so loud I could hear it in my house at 207. Bringing more strangers will lead to more theft. Eventually it will happen. If this is allowed, I will seriously think about moving. I don't trust that resident to follow any rules or guidelines that will be given. She has harassed other residents for voicing their opinions. 2 of us that I know of called troop d that night. The didn't take it seriously either. And they won't ever.

Thank you.

Sent from Heather's iPhone

Addition to zoning regulations

Ricklin, Leslie P. (Emeritus) <RICKLINL@easternct.edu>

Thu 2/4/2021 2:09 PM

To: Zoning <zoningofficer@chaplinct.org>

Dear Mr. Gigliotti,

I just received a copy of the proposed addition to the Chaplin Zoning Regulations: RC 20-131 Proposed to Section 5.2 of the regulations. This is for someone to be able to have a tent only campground on private property of 5 acres or more. **I am opposed to this addition** as I understand that it will allow someone in a residentially zoned area of town to engage in this business. While I think the wording of the proposal is meant to protect abutting neighbors, it is still a violation of our residential areas which should be protected from more traffic, noise, litter, possible fires, and the like.

Also, I fear that it will create an unfortunate precedent for our town. I say this as I see a neighbor in my area on England Rd. who has a number of RVs parked on his property. He may be just letting friends park them there for the winter, but if this proposal is approved, what's to say that my neighbor won't see an opportunity to start a campground of his own?

Please consider my comments as you and the Zoning Board deliberates on this proposal.

Respectfully,
Leslie Ricklin
138 England Rd.

Dr. Leslie Perfect Ricklin
Professor Emeritus

COMMENT about zoning change for campground

Adele Swart <adeleswart@charter.net>

Thu 2/4/2021 4:53 PM

To: Zoning <zoningofficer@chaplinct.org>

Dear Mr. Gigliotti:

I would ask that the Board NOT allow a change for Chaplin citizens to run a semi private campground. Having reviewed Section 5.2B, I see that the regulation limits the number of campers and/or guests to 20 people on a minimum of 5 acres . How will this be monitored? Vehicles need to be parked on property and not on town roads. Will the permit be revoked if there is a violation?

My concerns go beyond what is covered in this regulation. What impact will these people have on nearby water sources? What would be the water source for the campers? Are there regulations about sanitation, both with sewage but also garbage? How will the property owner monitor and insure that the DEEP regulation about bringing hardwood into Connecticut is respected? There needs to be a document stating the source and destination of the firewood. How will you verify the number of fire pits/campfires and that they only be used when the fire danger is low?

These factors concern me and would be difficult to monitor regularly.

Our citizens care for the environment, and have a commitment to a peaceful, clean, safe neighborhood. I urge the Board to reconsider this regulation.

Sincerely,

Adele D. Swart

Private Campgrounds

Rusty Lanzit <rlanzit@hotmail.com>

Thu 2/4/2021 1:13 PM

To: Zoning <zoningofficer@chaplinct.org>

Hi Jay-

I am in favor of this proposal. I think it can work.

Rusty Lanzit

Rusty Lanzit

KC1CVU

CONFIDENTIALITY: This e-mail (including any attachments) may contain confidential, proprietary and privileged information, and unauthorized disclosure or use is prohibited. If you receive this e-mail in error, notify the sender and delete this e-mail from your system.

Campgrounds

ANNE LESHAY <kittycal1@yahoo.com>

Thu 2/4/2021 7:26 PM

To: Zoning <zoningofficer@chaplinct.org>

Dear Jay,

The proposal of having a private campground in one's backyard is one of the most ridiculous ideas I ever heard of. I could go on with the reasons why and if this has any chance of passing zoning, I will come armed with my opposing view to a public hearing.

Kitty LeShay

381 Tower Hill Rd.

Sent from my iPhone

Objection to RC20-131- Proposed Revision to Section 5.2 of the Chaplin Zoning Regulations

VPenelope Pelizzon <vpenelopepelizzon@gmail.com>

Thu 2/4/2021 10:02 PM

To: Zoning <zoningofficer@chaplinct.org>

Dear Mr. Gigliotti,

I was extremely dismayed to learn about the proposed revision to zoning laws that would allow for semi-private campgrounds in Chaplin. My husband and I purchased and restored a historic home in Chaplin two years ago precisely to get away from encroaching noise caused by the expansion of Eastern University students into our residential neighborhood in Willimantic. We learned from that situation that property owners were NOT able to control those who rented from them short term. Property owners could not manage the noise, trash, and traffic their short term tenants inflicted on permanent residents. Reading the proposed revision fills us with dread as we foresee a similar situation in which campsite owners --*even with the best intentions*-- have little ability to control those to whom they rent campsites. Who will enforce these quiet hours? Who will residents call if/when violations occur? Will there be an additional police presence to ensure that permanent residents who are disturbed have someone to enforce regulations? It simply does not seem feasible to create a situation in which the quality of life for permanent residents is not adversely affected.

One of the factors that made my husband and I decide to invest in Chaplin rather than in other nearby towns is its status as a residential/agricultural area with uncrowded amenities such as the Joshua's Trust properties and access to quiet canoeing and birdwatching on the Chaplin stretch of the Natchaug River. We hope to be here, investing our time and resources in local conservation efforts and the community, for many years to come. And we hope that Chaplin will maintain the truly wonderful residential/agricultural atmosphere that originally brought us here.

Thank you for your time in reading this letter.

Sincerely,

V. Penelope Pelizzon

93 Chaplin Street

Chaplin, CT 06235

347-475-9535

<https://penelopepelizzon.com/>

Private campground proposal

Linda Rogers <ljrogers3@gmail.com>

Sat 2/6/2021 11:28 AM

To: Zoning <zoningofficer@chaplinct.org>

Hello Jay and Chaplin Zoning Board,

This letter is in regards to the proposed private campground request on Singleton Road. I have owned property and lived off of Singleton Rd. / Nutmeg Lane for over 30 years. Our property has always been residential and private even though we share boundaries with the state forest. I am deeply disturbed and in opposition to the town allowing a commercial zoning change to a residential area for use as a semi-private and/or private campground off of the Singleton Road property. We have already experienced garbage dumped on our property and noise and light pollution from the proposed campground property which had been rented out for weddings and camping. Please make it known to the committee that the Rogers family, who own property directly abutting the proposed site are in disagreement with the proposal.

Respectfully submitted

Linda J Rogers

25 Nutmeg Lane

Chaplin, CT

Fwd: comments on proposal for semi-private campgrounds

virginia siege <vsiege@gmail.com>

Mon 2/8/2021 7:55 AM

To: Zoning <zoningofficer@chaplinct.org>

----- Forwarded message -----

From: **virginia siege** <vsiege@gmail.com>

Date: Sat, Feb 6, 2021, 9:47 AM

Subject: Re: comments on proposal for semi-private campgrounds

To: Ann Lewis <annmlewis59@gmail.com>

I support Ann Lewis comments on proposal. Virginia Mix-Siege

On Sat, Feb 6, 2021, 9:44 AM Ann Lewis <annmlewis59@gmail.com> wrote:

Hello again Chaplin friends,

Regarding what happens to the emails we are sending to the zoning agent, Jay says that "submitted comments get included into the record. I send the complete record to the commission members in advance of the meeting." Just an FYI.

Thanks to everyone for sending comments to Jay. I think we can get this bad idea voted down!

Ann

On Feb 4, 2021, at 11:55 AM, Ann Lewis <annmlewis59@gmail.com> wrote:

Hello Chaplin friends,

I am forwarding an email I just sent to the Chaplin zoning officer about a proposed **change to allow people to run private campgrounds** on their properties (proposal in the attached document). I thought you might like to know such a thing is being proposed. If you are concerned, you can have your voice heard by emailing your concerns to the zoning officer, Jay Gigliotti (zoningofficer@chaplinct.org), or by attending the hearing on this topic on 2/11/21 at 7 pm at the Chaplin Senior Center. The hearing can also be attended by phone conference call. The agenda including dial-in info will be available at this link a day or so before the meeting: <https://www.chaplinct.org/commission.htm?id=ptjlx5jc> I am told they take public input very seriously.

Hope you find this informative and helpful. Feel free to forward it to others.
Regards,
Ann

----- Forwarded message -----

From: **Ann Lewis** <annmlewis59@gmail.com>

Date: Thu, Feb 4, 2021 at 11:20 AM

Subject: comments on proposal for semi-private campgrounds

To: <zoningofficer@chaplinct.org>

Hello Jay,

Regarding the proposed revision to Chaplin Zoning regulations to allow semi-private campgrounds, I am writing to say that I do not think such a campground would be an appropriate activity in an area zoned for residential/agricultural use.

- It is unclear from the proposal how the property owner will be held responsible for making sure 20 campers follow the rules. Twenty people who have come to have fun in the outdoors may or may not have any experience with camping. Supervising them could require significant time, perhaps more than a rental host typically puts in.
- At the Singleton Rd property which was being used (illegally) as such a campground there were problems with noise (a live band playing past 10 pm) and several vehicles on the road (twenty were counted there at one time).
- Many of us here in Chaplin enjoy the peace, safety, solitude, and environmental quality our properties afford. This proposal seems like it could detract from that.

Thanks to you and the Planning and Zoning Commission for considering my views.

Regards,
Ann Lewis

<IMG_20210204_0001.pdf>

Chaplin Zoning Commission
February 2021

Hello Jay,

My name is Dan Rogers and I reside on 58 acres that abut Nutmeg Lane, Singleton Road, the Natchaug Forest and the Goodwin Forest. I am contacting you in regards to zoning policies regarding businesses, including campgrounds, on residentially zoned properties. The Town of Chaplin has established Business Districts and Rural Agricultural Residence Districts and I feel that businesses should be kept within these established Districts.

Chaplin has existed as a residential community for a long time.

That being said, my reasons for living in Chaplin have everything to do with its rural quality of relatively quiet afternoons and evenings with a feeling of safety in knowing my neighbors. My immediate concern is the state of these forests after three years of gypsy moths and ash boor. On my property alone there are hundreds of standing dead mature hardwood trees. Access by vehicle is very limited. Two things concern me. The first is that once started, a forest fire would be extremely hard to contain. The second is the liability that strangers to the area wandering onto private property and then incurring injury would bring upon the landowner.

Chaplin has a commercial zoning policy in place with areas identified for development and I feel that it should be adhered to.

Respectfully,
Dan Rogers
25 Nutmeg Lane

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COMMISSION PUBLIC HEARING
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the Chaplin Zoning Regulations- Ad-
dition of Section 13 Semi-Primitive-
Campground

Application Materials are available for
review on the Town of Chaplin
Website or in the Chaplin Town Hall,
495 Phoenixville Road, by appoint-
ment.

Respectfully submitted,
Doug Dubitsky,
Chairman#n

singleton rd. proposal

Diane Cox <mdcox277@earthlink.net>

Wed 2/10/2021 7:24 PM

To: Zoning <zoningofficer@chaplinct.org>

Dear Jay,

I am writing to register my opposition to the proposed reg changes which would allow a homeowner on Singleton Rd. to establish a campground, open to the public, on her property. From my experience on the PZC and in writing the Plan of Conservation and Development ten years ago I believe this kind of development is counter to what the town's goals are. Though we want to encourage business the place for it is not in a residential zone. The issues of noise, parking, and sanitation would negatively impact the neighbors and the rural environment that we prize so much.

I would like my statement to be read at the meeting on Thursday, Feb. 11 and to be entered into the public record. Thanks.

I hope you and your family are doing well and surviving all the pandemic problems. I enjoyed working with you during my time on the PZC.

Best regards,
Diane Cox
31 Chaplin St.
Chaplin, CT 06235

February 10, 2021

To whom it may concern,

My name is Todd Lee and I live at 138 Singleton Rd., directly next to Jocelyn at 146 Singleton Rd.

I wanted the committee to know that I was completely unaware of Jocelyn having campers at her place for the last three years mainly because they must've been very peaceful and quiet and like I said I had no clue that camping was going on there and I absolutely have no objection to her having campers there. It has been no bother to me and like I said I was completely unaware of anybody being up on the backside of the property.

The only time I heard anything which was the same as everybody else on the Fourth of July party which to be honest didn't really bother me either.

I am in full support of her and other residents of Chaplin who fall within the new zoning guidelines and restrictions to allow the use of their property for small groups of campers. Jocelyn and I have a nice neighborly relationship and we've never had any issues.

I am in full support of residents of Chaplin who have a property that falls within the guidelines to be able to help pay for property taxes here by renting out their spaces on occasion to small groups.

No one has ever wandered onto my property that has camped there and I would never have known about any of this had there not being complaints from other neighbors about the Fourth of July booking. As far as I can see Jocelyn cares about her community and her property just as much as the rest of us and does not want to do any harm to the rural peaceful nature of where we live.

Sincerely
Todd Lee
860-230-5334

February 10, 2021

TO: Chaplin Planning & Zoning Commission

RE: Change in Zoning Sec.5.2.B

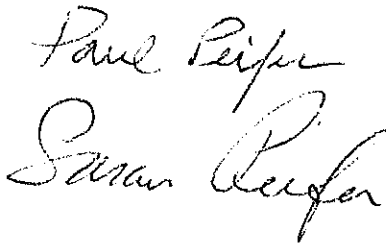
Dear Sirs & Madam,

We oppose the addition of "semi-primitive" (whatever that means) camping in the RAR. We have had many instances of disturbance from campers on private property over the years. There has been a history of fishing season opening day campers on a property behind our property. There has been noise such as yelling, screaming and loud music and large bonfires with less than ten people that we could hear through closed windows 600 feet from our house.

What exactly is excessive and unnecessary noise when you are trying to sleep and there is no one to call to stop the disturbance?

The behavior of a large group of campers is hard to control and there would be no enforcement at the time of any disturbance. You would be creating a situation that would disturb abutting landowners who would have no way to stop bad behavior during the night. This regulation is unenforceable with the resources Chaplin has on hand.

Sincerely,

The image shows two handwritten signatures in cursive. The first signature is "Paul Peifer" and the second is "Susan Peifer". Both are written in black ink.

Paul & Susan Peifer

63 Bedlam Rd, Chaplin, CT 06235