

Chaplin Planning and Zoning Commission
Chaplin, Connecticut
Special Meeting Minutes
December 10, 2015

The meeting was called to order at 7:02 PM by Chairman Peter Fiasconaro. Members present were Vice-Chairman Doug Dubitsky (7:20pm), Alan Burdick, Randy Godaire, Dave Garceau, Helen Weingart. Alternate members present was Ken Fortier and Caesar Beltran. Also present was Zoning Enforcement Officer Jay Gigliotti and Chaplin First Selectman, Matt Cunningham. Unable to attend was Regular Member Eric Beer, and Alternate Ken Fortier.

Seat Alternates:

Chairman Fiasconaro seated Cesar Beltran* for D. Dubitsky and Ken Fortier for Eric Beer.

*Cesar Beltran remained seated for Doug Dubitsky until such time that Mr. Dubitsky arrived at meeting (7:20pm)

Additions to the Agenda: None

Approval of November 12, 2015 Minutes:

The following change shall be made to the 11/12/15 Meeting Minutes:

- In the first paragraph "Ceasar" to "Cesar"

H. Weingart moved to approve the minutes of 11/12/15 seconded by Alan Burdick. All members voted in favor. Motion Carried

Citizens having New Business: None

Old Business:

ZP15-044, England Homestead, LLC, Applicant/Owner: Zoning Permit Application for the operation of a Substance Abuse Facility within the existing structures at 96 & 108 England Road, Assessors Map# 53-28-4 (96 England Road) and 53-29 (108 England Road), Both parcels are located on the North side of England Road, approx. 2,650 feet east of Phoenixville Road (Route 198). Both Properties are within the RAR Zoning District-

This Application has been WITHDRAWN by the Applicant

J. Gigliotti explained the sequence of events which led up to the applicant's withdrawal of ZP15-044, followed by the actions taken by PZC Staff to ensure that the public made aware of the withdrawn application and the cancelled public hearing. C. Beltran asked if notice of the withdrawal was published in the newspaper. J. Gigliotti explained the Connecticut General Statutes does not require

a legal notice to be published for a withdrawal of a zoning permit application. Even if he had been able to get a notice to the newspaper, he may not had enough time to get the ad into the paper. In order to get the word out, PZC Staff utilized multiple different methods in order to quickly get the word out. Further, He explained the Public Hearing Fee, required for any applications which shall have a public hearing, was collected for this application.

New Business: None

A. Election of Officers

Chairman Fiasconaro explained that the PZC By-Laws require the election of three (3) positions; 1. a Chairman; 2. a Vice-Chairman; and 3. a Secretary.

The commission determined it would be appropriate to table the "Election of Officers" to the next regular meeting in January as the current vice-chairman was not present.

H. Weingart asked about the duties of the PZC secretary according to the PZC By-Laws. Chairman Fiasconaro read the By-Laws regarding the secretary's duties with the Commission. Discussion followed about the duties of the PZC secretary and the potential to revise the By-Laws. It was the consensus of the PZC that the By-Laws should be revised as PZC Staff has been performing all of the duties of the Secretary. J. Gigliotti shall research the correct procedure to revise the PZC By-Laws and report to the commission at the next regular meeting.

Motion made by H. Weingart to table "Election of Officers" until the next Regular meeting of the PZC in January. Seconded by R. Godaire. All members voted in favor. Motion Carried.

Correspondence: None.

Report of the Zoning Officer: J. Gigliotti provided information on the following topics:

- J. Gigliotti passed out the adopted 2016 PZC Meeting Schedule which has been filed with the Town Clerk
- The current on-line GIS mapping program hosted by NECOGG shall be no longer utilized by the Town. The Town shall now be utilizing a different GIS provider, Main Street GIS. J. Gigliotti explained that he has had a great deal of experience with the Main Street GIS user interface and it is much more user-friendly. In addition, the new GIS shall automatically update the parcel data (ownership, property lines, easements...etc.). This Online GIS shall be available for public use

shortly. First Selectmen Matt Cunningham added that this is an independent vendor and is being utilized by several other towns in the Council of Governments as well.

- First Selectman Matt Cunningham informed the PZC that the maps for the Chaplin/ Mansfield border dispute have been completed. The Chaplin Board of Selectmen has unanimously voted to accept where the border is being shown on the completed map. The Mansfield Town Manager is currently reviewing these maps with his administration and should hopefully be able to come to some determination in the near future. The big hang up is a house that is on South Bedlam Road in Chaplin and the children are enrolled in Mansfield school system. When the property owners bought the house, they were told that they were in Mansfield and as it turns out, most of the house is in Chaplin. The Chaplin Board of Selectmen has expressed that they would be more than open to enter into a tuition agreement with a reduced rate. The Town of Chaplin is currently waiting for a response from the Town's Attorney and also for a formal response from Mansfield.

Items Pro Re Nata: None

Motion Made by C. Beltran to adjourn. Seconded by A. Burdick. All Members voted in Favor. Motion Carried.

Chairman Peter Fiasconaro adjourned the meeting at 7:39 PM

Respectfully submitted,

Jay Gigliotti, Zoning Enforcement Officer