

**Town of Chaplin  
Planning and Zoning Commission  
\*\* AMENDED \*\* Public Hearing Minutes  
October 11, 2018  
Chaplin Town Hall**

MEMBERS PRESENT: Chairman Doug Dubitsky, Vice Chairman Peter Fiasconaro, Helen Weingart, Randy Godaire, Alan Burdick

ALTERNATES SEATED: Brandon Cameron for Dave Garceau  
Ken Fortier for Eric Beer

ALSO PRESENT: Jay Gigliotti, Zoning Enforcement agent (ZEO), Town Attorney Dennis O'Brien, First Selectman Bill Rose, Tree Warden David Stone, Elizabeth Marsden, Recording Clerk

CITIZENS PRESENT: Paul Peifer, Susan Peifer, Bill Philbrick, Edward Corson, LaHoma Corson

PUBLIC HEARING was re-convened at 7:05 p.m. Chairman Dubitsky stated that the hearing had been continued from September 13, 2018, because the Commission had not yet received the required comments from the appropriate Councils of Government (and the required time to allow for comments to come in had not elapsed). Comments from two COGS have now been received and are included in the record. The notice of the continuation of the September 13 Public Hearing was given to the town clerk and placed in the notices window at town hall on September 17 and has remained there since. It was also posted on the town website. The hearing concerns the following:

Proposed Regulation Revisions- #RC18-094-Town of Chaplin Planning and Zoning Commission, Applicant, proposed revisions to the following sections of the Chaplin Zoning and Subdivision Regulations:

Subdivision Regulations Article IV.

Open Space Subdivisions-Deletion of Entire Section

All Sections of the Zoning Regulations Relating to Agriculture

Section 5.3 -Business District Accessory Apartments-New Sub-Section

Section 8.6 Earth Excavation-Revisions to entire section

Section 8.8- Open Space Subdivisions- Deletion of Entire Section

D. Dubitsky proposed that each member of the public who wished to speak be given 5 minutes to start, and they could do a second round if needed for everyone to speak.

#### Public Comments:

Susan Peifer, 63 Bedlam Road submitted written comments which are being included in the record. She asked why the Open Space Subdivision section is being completely deleted. D. Dubitsky stated that the Commission discussed that section at approximately 8-10 different meetings, discussing how well they worked for the few applications they had, and the Commission determined, based on those discussions, that it was appropriate to delete the section. She asked if there was another idea or proposal to replace that section. D. Dubitsky said that, as far as he recalled, the Commission had not discussed replacing it.

Paul Peifer, 63 Bedlam Road. He believes in the right to farm and he believes in the right of property owners to enjoy their property without disturbance. He said gravel processing and slaughterhouses should not be permitted in the RAR zone. He mentioned that the Plan of Conservation and Development (POCD) of 2010 divides agriculture into 3 categories roughly: forestry, agriculture, and mining. He read from that document, stating that mining and gravel processing has been a problem in Chaplin and should not be considered an agricultural use. He reiterated his comments from the 9/13/18 hearing regarding the noise disturbance caused by gravel processing and the wording of the regulation revision, which allows for properties to process up to 500 cubic feet **\*\* YARDS \*\*** of gravel within a year. He said the 2010 POCD further recommends that gravel processing not even be permitted in the industrial zone. He said the goal of PZC is to protect property values through regulation and provide for separation of uses. He suggested that certain sections of Section 5 involving agriculture “need patches” and requested that the PZC set this section aside and keep the working regulation in place until the section can be patched properly.

The ZEO stated that comments have been received from the Southeastern Connecticut COG and the Capital Region COG, but none were received from the Northeastern Connecticut COG. Since the required time has elapsed with no comments from NECCOG, it is deemed they approve the revisions.

H. Weingart asked if the COG comments will be included in the minutes, D. Dubitsky affirmed that they will be.

B. Cameron moved to close the public hearing, R. Godaire seconded the motion, all in favor, motion carried.

The public hearing closed at 7:20 p.m.