

**Town of Chaplin
Planning and Zoning Commission
Regular Meeting Minutes
February 14, 2019
Chaplin Town Hall**

MEMBERS PRESENT: Doug Dubitsky (Chair), Peter Fiasconaro (Vice Chair), Alan Burdick, Dave Garceau, Helen Weingart, Eric Beer

ALTERNATES SEATED: Brandon Cameron for Randy Godaire

ALSO PRESENT: Bill Rose, First Selectman; Jay Gigliotti, Zoning Enforcement Officer (ZEO); Elizabeth Marsden, Recording Clerk

CITIZENS PRESENT: Irene Schein; owners of Pine Acres Restaurant and cabins property at 250 Willimantic Road (they did not state their names)

The meeting was called to order at 7:08 p.m.

APPROVAL OF MINUTES of January 10, 2019 Meeting: Motion to approve minutes by B. Cameron, seconded by E. Beer, all in favor, motion carried.

Motion to table November 2018 Special Meeting minutes by E. Beer, seconded by D. Garceau, all in favor, motion carried.

CITIZENS HAVING NEW BUSINESS: Irene Schein spoke about the need for affordable senior housing in town. She has been discussing this with the Access Agency, a nonprofit organization expressing interest in purchasing and developing a site to build this housing. The Pine Acres property at 250 Willimantic Road has been identified as a possible location. Ms. Schein said the potential plan is for approximately 16 units, 900 square feet each. Ms. Schein said that on page 32 of the POCD, there is encouragement for development of senior housing in the Village or Sherman's Corner. Bill Rose says there is a need for it, the Village isn't a good place for people to access services but the Pine Acres property is. The ZEO said there is nothing in the zoning regulations that covers this use. D. Dubitsky suggested that zoning regulations would have to be amended to allow for this.

D. Dubitsky requested more information from Ms. Schein and she suggested that the Access Agency come before the PZC to present on this. Mr. Rose said he has heard

from seniors who need housing as their homes become too large and unmanageable. Ms. Schein said the idea was to provide independent-living, age restricted housing.

OLD BUSINESS: Discussion and possible action on revisions to the following sections of the Chaplin Zoning and Subdivision Regulations:

Markups are included in the Minutes for reference to the following:

Sec. 4.1.A (Page 11) Change definition to remove the word Light and leave the word Industrial (I).

Motion to amend by A. Burdick, seconded by B. Cameron, all in favor, motion carried.

Sec. 5.1 A. (Page 11) "All uses not specifically permitted are prohibited." D. Dubitsky said the town attorney believes this should be removed, and he will speak to the PZC to explain his reasoning.

Sec. 5.1.B (Page 12) change as shown in markup. Motion to amend by B. Cameron, seconded by E. Beer, all in favor, motion carried.

Sec. 5.2.A 1 and 2 (Page 13)

1. "Except as otherwise permitted in these regulations, not more than one single-family dwelling, with or without accessory apartment on a lot of two acres or more."
2. "Except as otherwise permitted in these regulations, not more than one two-family dwelling, with or without accessory apartment on a lot of four acres or more."

Motion to amend by B. Cameron, seconded by E. Beer, all in favor, motion carried.

Sec. 5.2.A.4 and 9 (Page 14) Motion to amend as marked up by E. Beer, seconded by B. Cameron, all in favor, motion carried.

Sec 5.2.A.6 (Page 14) Motion to amend as marked up by B. Cameron, seconded by D. Garceau, all in favor, motion carried.

Sec. 5.2.B.3, 5, 10, 11, 16 (a,b), 17 (Pages 16 and 17) Motion to amend as marked up by E. Beer, seconded by D. Garceau, all in favor, motion carried.

Sec. 5.3.B (a,b) (Pages 17,18,19) Motion to amend as marked up by E. Beer, seconded by B. Cameron, all in favor, motion carried.

The members discussed the pros and cons of amending section 5.3.B (b) (o).

Chairman Dubitsky invited a motion to approve proposed amendments under Sec. 5.3 in their entirety, E. Beer so moved, B. Cameron seconded the motion, all in favor, motion carried.

Motion to table the rest of Old Business by E. Beer, seconded by A. Burdick, all in favor, motion carried.

H. Weingart asked for the status of the PZC budget and annual report, and the ZEO said the budget has not changed for 2 years; the finance office has copies of it. D. Dubitsky said they could review it at the next meeting. Also the PZC annual report will be on next month's agenda.

NEW BUSINESS:

Discussion of bylaws: They were last revised in 1995. D. Dubitsky invited the members to form a bylaws subcommittee. H. Weingart volunteered to chair that subcommittee. It was suggested that Randy Godaire would be invited to co-chair the subcommittee.

CORRESPONDENCE: None.

REPORT OF THE ZONING OFFICER: The ZEO presented his report, which is available at Town Hall. Items requiring action from the Commission were as follows:
NONE

Several members asked whether fines collected through zoning violations would be earmarked for zoning enforcement. D. Dubitsky informed them that fines are placed in the General Fund. Several other members asked the ZEO about unrelated properties and zoning issues (no addresses provided).

ITEMS PRO RE NATA: None

ADJOURNMENT: Motion to adjourn by E. Beer, seconded by B. Cameron, all in favor, motion carried.

The meeting was adjourned at 9:16 pm

Respectfully submitted,
Elizabeth Marsden, Recording Clerk