

**CHAPLIN PLANNING AND ZONING COMMISSION
CHAPLIN, CONNECTICUT**

Regular Meeting Minutes

March 13, 2014

The meeting was called to order at 7:12 PM. Members present were Peter Fiasconaro, Doug Dubitsky, Alan Burdick, John Meyer (7:14 PM), and Randy Godaire. Alternate members present were Cesar Beltran and Ken Fortier. Also present was ZEO Jay Gigliotti. Unable to attend were regular members Dave Garceau and Eric Beer and alternate Bill Ireland.

2. Seat Alternates: Cesar Beltran was seated for Eric Beer and Ken Fortier was seated for Dave Garceau.

3. Approval of Minutes:

Doug Dubitsky moved to approve the minutes of December 12, 2013. Cesar Beltran seconded the motion. The following corrections should be made to the minutes:

- Under approval of Minutes the word “wrote” should be edited to read “written”;
- All references to November 14th should read “14”;
- The stand-alone statement “motion carried” should reference the second paragraph with public hearing #SP013-0014;
- In the last paragraph of Approval of Minutes the word “minuet” should read “minutes” and the last word of that sentence should be “needed”. The word “Thank” should have a lowercase “t”;
- All references to zeo should be uppercase letters—ZEO.

The minutes of December 12, 2013, as edited, passed unanimously.

John Meyer moved to approve the minutes of January 9, 2014. Randy Godaire seconded the motion and it passed with the following vote:

YES: D. Dubitsky, P. Fiasconaro, J. Meyer, K. Fortier, R. Godaire

ABSTAIN: A. Burdick, C. Beltran

4. Citizens Having New Business: None.

5. Old Business:

A. LG14-003—Scotland Hardwoods, LLC, Rod Burgess—Applicant/Agent, Paul and Linda Gonnelli, Property Owners, 219 Parish Hill Road, Assessor’s Map 98/60 & 93/1, Selective Timber Harvest, one drainage crossing and proposed installation of x2 stone and gravel tracking pads, Property located in RAR zone:

Mr. Gigliotti spoke first. The site will have two (2) landings—one (1) is in Chaplin on Parish Hill Road. The site will require a tracking pad as there is no existing apron. The plan proposes to harvest 63,000 board feet of timber. This plan was submitted to wetlands and approved. Mr. Burgess, the applicant/agent, also answered questions regarding this application. There will be one to two trucks day, 3 days/week. The project should last approximately 3 – 4 weeks. The commission also discussed the impact to traffic at

Parish Hill Middle/High School. **Alan Burdick moved to approve application LG14-003. John Meyer seconded the motion and it passed unanimously.**

6. New Business:

A. BOF budget request for Planning and Zoning Commission FY 2014-2015 annual operating budget:

Mr. Gigliotti distributed draft documents that presented the PZC budget—36000. Discussion was held regarding the financial (salary) impact of the newly approved enforcement ordinance. Mr. Gigliotti discussed the breakdown of his responsibilities between public hours and enforcement hours and the commission discussed the best method to account for those split responsibilities. The following line-item requests were discussed:

36100—15,000	36101—780	36102—1,200
36103—1,500	36104—200	36105—200
36106—0	36107—500	36108—0
36000 P&Z—Total—\$19,380		

John Meyer moved to approve a Planning and Zoning Commission proposed budget with a bottom line of \$19,380. for FY 2014-15. Cesar Beltran seconded the motion and it passed with the following vote:

YES: P. Fiasconaro, A. Burdick, C. Beltran, J. Meyer, K. Fortier, R. Godaire

ABSTAIN: D. Dubitsky

7. Correspondence:

- Mr. Gigliotti distributed a copy of the Chaplin approved and adopted Zoning Map of 2006. WINCOG developed this map. The display of the business district on Route 6 was questioned;
- 174 Willimantic Road—Mr. Gigliotti received enquiries regarding a gas station at this location;
- DOT inquired of Mr. Gigliotti of what was approved for the site at 174 Willimantic Road;
- Interstate reliability project. CL&P is doing upgrades of facilities from Rhode Island to Lebanon. There is one road that impacts Chaplin zoning—the Chewink Road crossing;
- PA 12-182 was passed that deals with development bonds. This does not impact driveway bonds, but may impact other zoning issues, including investors that have shown interest in the light industry district;

8. Report of the Zoning Officer:

Ribbit’s Restaurant has an approved site plan. Mr. Gigliotti expressed concerns with many issues at this site and has received complaints from residents.

9. Items Pro Re Nata: None

John Meyer moved to adjourn at 9:45 PM. Cesar Beltran seconded the motion and it passed unanimously.

Respectfully Submitted,

Jennifer Nelson, Recording Clerk