

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

Regular Meeting Minutes

April 10, 2014

The meeting was called to order at 7:03 PM. Regular members present were Peter Fiasconaro, Alan Burdick, and Doug Dubitsky. John Meyer arrived at 7:08 (after alternates had been seated.) Alternate members present were Cesar Beltran, Bill Ireland, and Ken Fortier. Also present was ZEO Jay Gigliotti. Unable to attend were regular members Dave Garceau, Randy Godaire, and Eric Beer.

2. Seat Alternates: Cesar Beltran was seated for Randy Godaire, Bill Ireland for Eric Beer, and Ken Fortier for Dave Garceau.

3. Approval of Minutes: Cesar Beltran moved to approve the minutes of 3/13/2014. Alan Burdick seconded the motion and it passed with the following motion:

YES: D. Dubitsky, A. Fiasconaro, A. Burdick, C. Beltan, and K. Fortier

ABSTAIN: B. Ireland

4. Citizens Having New Business: Randy Weiss of 954 Phoenixville Road, attended the meeting to ask questions about developing his property. After a brief discussion, Mr. Fiasconaro recommended Mr. Weiss schedule a time to meet with Mr. Gigliotti—Chaplin ZEO, to review regulations with him and discuss what would be feasible under the current regulations.

Gary Mott has purchased the property at Lefty's and would like to install a 3-foot high fence around the perimeter. After a brief discussion, ZEO Gigliotti expressed his interpretation of the site plan, as it exists, and if the fence would require a new approval. Mr. Gigliotti does not think this addition would require any additional site plan approvals. **Doug Dubitsky moved to approve the fence as presented on the site plan as long as it stays within the sight line as drawn by Towne Engineering. Cesar Beltran seconded the motion and it passed unanimously.** Mr. Fiasconaro recommended Mr. Mott contact ZEO Gigliotti to make sure the conditions, as set by the seasonal use for Lefty's approval, are followed.

5. Old Business: None

6. New Business: None

7. Correspondence: None

8. Report of the Zoning Officer:

Zoning Permits Issued: Blanchette, 212 South Bear Hill Road, proposed addition to existing storage shed;

Enforcement Actions:

- 184 Palmer Road – Progress has been made on the remediation;
- 262 Willimantic Road – Mr. Gigliotti has not had as much success with the violation and will speak with Atty. O'Brien regarding this enforcement action.

Correspondence:

- Mrs. Jane Stone would like to install a split rail fence near the stone wall by her property on Cemetery Road;
- Correspondence with WINCOG, RE: disaster mitigation plan;
- Mrs. Lisa Ward – Rocking Horse Farm – discussed possible additions of retail sales to existing operation;
- Mr. Gigliotti answered questions regarding the previous month’s discussions.

9. Items Pro Re Nata: None

Bill Ireland moved to adjourn at 8:33 PM. Alan Burdick seconded the motion and it passed unanimously.

Respectfully Submitted,

Jennifer Nelson, Recording Clerk