

**CHAPLIN PLANNING AND ZONING COMMISSION
CHAPLIN, CT**

REGULAR MEETING MINUTES

July 10, 2014

The meeting was called to order at 7:04 PM. Members present were Peter Fiasconaro, Eric Beer, Doug Dubitsky, Alan Burdick, and Dave Garceau. Alternate members present were Cesar Beltran, Ken Fortier, and Bill Ireland. Also present was Zoning Enforcement Officer Jay Gigliotti and Attorney Dennis O'Brien. Unable to attend were regular members John Meyer and Randy Godaire.

2. Seat Alternates: Cesar Beltran was seated for John Meyer and Ken Fortier was seated for Randy Godaire.

3. Approval of Minutes: Alan Burdick moved to approve the minutes of 6/12/14. Eric Beer seconded the motion and it passed with the following vote:

YES: P. Fiasconaro, D. Dubitsky, A. Burdick, D. Garceau, C. Beltran, and K. Fortier.

ABSTAIN: E. Beer

4. Citizens Having New Business: None

5. Old Business: None

6. New Business:

A. Harbaugh/Zimmerman Application: This application was tabled at the June meeting so Attorney O'Brien could provide guidance on the issue. Mr. O'Brien's opinion was distributed. Mr. Gigliotti did not have additional information for this application. Mr. O'Brien discussed the action taken at the ZBA and his opinion that no variance was necessary for this application as applicants are only changing from one conforming use to another conforming use. After additional discussion among the commission members and staff, **Doug Dubitsky moved to give the Zoning Enforcement Officer the PZC's approval to issue the permit as long as it conforms with all other zoning regulations. Eric Beer seconded the motion. After a brief discussion, the motion passed unanimously.**

7. Correspondence: None

8. Report from Zoning Officer: Attorney O'Brien obtained Ashford's minutes re: Craft Distillery application—it had been approved in 1997. Their regulations have been modified since then. Mr. Gigliotti recommended the board continue to consider this information. Mr. Garceau asked if Ashford had experienced any difficulty. Ashford's regulations don't even speak to this right now. Also, there are state statutes that will come into play. State and Federal regulations tend to be expensive, and this approval is required before those applications can be made. Mr. O'Brien also commented that CGA §1-1(q)—definition of farming agriculture—can be read to permit this kind of use. Mr. O'Brien is also Ashford's attorney, but he was not involved in Ashford's application. The commission asked if any of the ingredients used to produce the product would be grown on the property. Mr. O'Brien opined that it is a question to consider.

9. Items Pro Re Nata: None

Cesar Beltran moved to adjourn at 7:27 PM. Dave Garceau seconded the motion and it passed unanimously.

Respectfully submitted,

Jennifer Nelson, Recording Clerk