

Chaplin Planning & Zoning Commission
Public Hearing Minutes
Chaplin Senior Center
March 12, 2020

The Public Hearing opened at 7:10 PM.

MEMBERS PRESENT: Doug Dubitsky (Chair), Pete Fiasconaro (Vice-Chair), Randy Godaire, Dave Garceau, Alan Burdick, Eric Beer, Alternate Ken Fortier, Alternate Bill Ireland.

MEMBERS ABSENT: Helen Weingart.

ALTERNATES SEATED: Ken Fortier was seated for Helen Weingart.

ALSO PRESENT: Zoning Enforcement Officer (ZEO) Jay Gigliotti and Recording Clerk Kathleen Scott.

SUBJECT OF HEARING: SP19-115- 64-66 Willimantic Road-Bestway Food & Fuel-Applicant, Canterbury Horticulture LLC-Owner, Assessor's Map 91-35, Proposed Convenience Store and Gasoline Station.

Vice-Chair Peter Fiasconaro recused himself from this application.

This meeting is a continuation of the February 13, 2020 Public Hearing due to the applicant submitting new drawings that needed review.

A request was received from the applicant to continue the Public Hearing until next month to allow time to review additional comments received from Towne Engineering.

Public comments were opened.

Comments in opposition of the Proposed Convenience Store and Gas Station:

- Bill Jenkins on Ridge Road expressed concerns with the following: encroachment into the 50 ft. buffer zone that would cause the potential problem of blowing trash, the previous zoning change from residential to commercial (there are two residential properties with houses in the back of the property), two convenience stores within a ½ mile, and traffic hazards that could cause more accidents.
- Carol Tetzlaff of 46 Willimantic Road expressed concerns with the amount of activity on the property proceeding as if the application was approved. Doug Dubitsky reported that the application has not been approved. After the Public Hearing is closed the Commission will deliberate and the decision will be posted in the newspaper with a 10-day appeal period. Dave Garceau reported that soil testing that is part of the application was being done on the property.
- Mike Healy of 126 Lynch Road expressed concerns with the application process and the review of additional information and plan changes that have been submitted.

The Commission does not anticipate continuing the Public Hearing beyond April 9, 2020 and will accept any comments or concerns in writing.

Motion to suspend the Public Hearing at 7:24 PM until the next meeting on April 9, 2020, was made by Alan Burdick, seconded by Eric Beer. All in favor, motion carried.

Respectfully submitted by,
Kathleen Scott
Recording Clerk