

The meeting was called to order at 7:07 PM.

**MEMBERS PRESENT:** Doug Dubitsky (Chair), Pete Fiasconaro (Vice-Chair), Helen Weingart, Alternate Ken Fortier.

**MEMBERS ABSENT:** Randy Godaire, Dave Garceau, Alan Burdick, Eric Beer, Alternate Bill Ireland.

**ALTERNATES SEATED:** Ken Fortier was seated for Alan Burdick.

**OTHERS PRESENT:** Zoning Enforcement Officer (ZEO) Jay Gigliotti.

**APPROVAL OF MIINUTES 08.13.20 PUBLIC HEARING:**

**Motion to approve by H. Weingart, seconded by D. Dubitsky.**

Correction to last paragraph page 2, should read – Chair Doug Dubitsky responded that it is not appropriate for the Commission to provide a legal interpretation of the zoning regulations or opinion about a buffer at a Public Hearing.

**Motion carried with one abstention by P. Fiasconaro.**

**APPROVAL OF MINUTES 08.13.20 SPECIAL MEETING:**

**Motion to approve by P. Fiasconaro, seconded by K. Fortier.**

Addition to Members Present: Dave Garceau and Alan Burdick attended virtually via GoToMeeting.

**All in favor, motion carried.**

**CITIZENS HAVING NEW BUSINESS:** None

**OLD BUSINESS:**

**A. Renewal of Special Permit #SP19-103:**

This renewal is for a special permit granted last year for a Dog Care Facility on Pumpkin Hill Road with conditions that included: installing a fence, reducing the number of dogs and confirmation of state licenses. J. Gigliotti reported that three inspections have been conducted with the applicant complying with the special permit. No dogs were heard during the inspections (measures put in place for sound reduction are working) and there have been no complaints. H. Weingart commented that with those measures in place and increased activity at Garrison Park, there have been no complaints about hearing the dogs near the Town Hall.

**Motion to renew special permit #SP19-103 Dog Care Facility at 29 Pumpkin Hill Road, made by H. Weingart, seconded by K. Fortier.**

**All in favor, motion carried.**

**B. Home Occupations:** Will discuss at the next meeting.

**C. By-Laws:** Tabled until the next meeting.

**D. Plan of Conservation of & Development:**

Doug Dubitsky discussed an update (not a renewal) of the Plan of Conservation & Development (POCD) with NECOGG. A representative from NECOGG will attend the October meeting to begin discussing changes hoping for completion in four months with a tentative Public Hearing to be held in February. Funds have been set aside with an estimated cost of under \$5,000. The Commission is asked to review the plan and bring any comments or feedback to the next meeting for discussion. Small changes being considered include: abandoning nodes on Route 6 with a move towards corridors as it used to be, maps need updating (properties have changed). J. Gigliotti reported that is important to move forward with the plan that has a concept that grasps Chaplin's roots.

**NEW BUSINESS:**

**A. RC20-131-Proposed Text Amendment to Section 5.2.B Zoning Regulations – “Private Property Campgrounds”:**

J. Gigliotti presented application for a proposed regulation change to the RAR Section of the Zoning Regulations for property located on 146 Singleton Road. Complaints have been received regarding wedding/campground venues being held there. The applicant was contacted and wishes continued use as a campground that is not provided for in the RAR District regulations by permitted use or special permit. The proposed Zoning Regulations change would be to add “Private Property Campground” to Section 5.2.B, as item 12. Property owner Jocelyn Bennett informed the Commission that the 6.5-acre property has been in use as a private campground for two years through advertisement on Air B&B without incident until a July 4<sup>th</sup> event that was too big with about 45 people in attendance (20 people or less is preferred). Neighbor Juan Roman spoke highly of his neighbor and is not bothered by the operation that does not impede traffic. D. Dubitsky expressed concerns about the proposed plan being drafted particularly for this property and suggested revising to apply to all properties in town. The Commission was asked to review the proposed plan and bring suggested revisions to the next meeting for discussion.

**B. SP20-132 Special Permit Application for Proposed Accessory Apartment per Section 5.2.A.10.g:**

J. Gigliotti presented documents for Special Permit application for proposed Accessory Apartment at 159 South Bear Hill Road that doesn't meet acreage requirement of 2 acres. The application fee is \$1,310 (revised fee schedule has not yet been approved). The dimensions of the addition to be used for an in-law apartment with a separate entrance is 28ft by 20ft. The applicant previously acquired abutting property to make a building lot but is not able to acquire additional property to make the lot compliant with regulations for the addition. The acreage requirement is the only issue.

**Motion to schedule Public Hearing on October 8, 2020 for SP20-132 Special Permit Application for Proposed Accessory Apartment per Section 5.2.A.10.g, made by H. Weingart, seconded by K. Fortier. All in favor, motion carried.**

**C. SUB20-133-Application for 2-Lot Resubdivision, Davis Road Ext. & North Bedlam Road:**

J. Gigliotti presented application for 2-Lot Resubdivision. The current property fronts on North Bedlam Road and Davis Road Ext. Lot 2 is the original subdivision with revised Lot 1 and cut for Lot 3. The applicant wishes to do land transfer to family that complies with regulations to the best of his knowledge.

**Motion to schedule Public Hearing for October 8, 2020 for SUB20-133 Application for 2-Lot Resubdivision, Davis Road Ext. & North Bedlam Road, made by P. Fiasconaro, seconded by H. Weingart. All in favor, motion carried.**

### **CORRESPONDENCE:**

Correspondence was received from Attorney O'Brien regarding waiting a year for resubmission of the application that was the subject of the last Public Hearing. The statute for 1-year moratorium on resubmission does not apply due to withdrawal of the application.

### **REPORT OF THE ZONING OFFICER**

ZEO J. Gigliotti presented monthly report that is available at the Town Hall. There are many home sales with people looking at home-based projects including: additions, new bathrooms and upgrades. Items requiring direction or action are as follows:

- Marcy Road – the owner notified the ZEO in May that he could not meet deadline extension of July 1<sup>st</sup> due to surgery. J. Gigliotti recommended the owner come in and discuss with the Commission. The property is still non-compliant.
- Chewink Road – current fine total is \$12,750 (owner has paid approximately \$9,000 in fines to date). The lot is better but still non-compliant. A quote of \$23,500 obtained to hire a company to remove everything from the property is not affordable by the owners. P. Fiasconaro suggested contacting Kropp Environmental. D. Dubitsky will discuss with the First Selectmen to see if the town can cover the cost to clean up the property and put a lien on the house.
- 19 Hampton Road – formal complaint from abutting property owner regarding tenants having 5 or 6 horses on 3.5 acres (requires 5 acres) and dogs. A preliminary letter was sent out with no response to date.
- Carefree Lane – complaint from owner of two other properties on Carefree Lane of roaming chickens on owner's property from house on the corner of Route 6 and Carefree Lane where grandchildren play. Three inspections at different times found no sign of any chickens or pens. Only found an open crawl space under the porch. The owner with the complaint was asked to provide pictures.

Revisions were made to the Ag Section of the Zoning Regulations that needs to be brought to a Public Hearing. Discussion will be held at the October meeting with tentative scheduling of Public Hearing for the November meeting subject to what is discussed.

### **ITEMS PRO RE NATA:**

Discussion was held regarding where to hold meetings. The Senior Center works for hearing speakers at a Public Hearing and will continue to be held there with an opportunity for the public to speak remotely or type in through chat via GoToMeeting.

### **ADJOURNMENT:**

**Motion to adjourn by P. Fiasconaro, seconded by H. Weingart. All in favor, motion carried.**

The meeting adjourned at 9:11 PM.

Respectfully submitted by,  
Recording Clerk Kathleen Scott