

The Public Hearing opened at 7:05 PM.

**MEMBERS PRESENT:** Doug Dubitsky (Chair), Pete Fiasconaro (Vice-Chair), Randy Godaire, Dave Garceau, Helen Weingart. Alternate Ken Fortier was at the meeting but not seated.

**MEMBERS ABSENT:** Alan Burdick and Eric Beer; Alternate Bill Ireland.

**ALTERNATES SEATED:** None

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

The Public Hearing notice and materials are posted on the Town website. The notice does not have to be posted in the newspaper per the Governor's Executive Order 71.

**SUBJECTS OF HEARING:**

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

ZEO J. Gigliotti presented aerial photo and plot plans for the Proposed Accessory Apartment on 159 South Bear Hill Road. The proposed accessory apartment complies with all criteria for the special permit except acreage (requires 2 acres, applicant has 1 acre). The nearest structure is in excess of 1,000 feet from surrounding property.

Public comments were opened.

Comments in favor of the Proposed Accessory Apartment:

- The applicant's mother Pricilla Trudeau commented that there is plenty of room to build and their builder has obtained all the necessary permits.
- Jordan Hardwick (his family are long-time Chaplin residents) would like his Grandmother to stay in Chaplin. The accessory apartment blends and conforms to the existing house.
- Linda Roman who lives around the corner on Singleton Road feels it is a great idea for family to stay close.
- Applicant Sandra Trudeau hopes the Commission considers the Special Permit and that it goes through.

Comments in opposition of the Proposed Accessory Apartment: None

ZEO J. Gigliotti reported he has visited the property. The addition won't be disruptive and is good for the neighborhood.

**Motion to close the Public Hearing at 7:17 PM, was made by R. Godaire, seconded by D. Garceau. All in favor, motion carried.**

The second Public Hearing opened at 7:18 PM.

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

**MEMBERS ABSENT:** Alan Burdick and Eric Beer; Alternate Bill Ireland.

**ALTERNATES SEATED:** Ken Fortier was seated for Eric Beer.

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

**SUBJECT OF HEARING**

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

ZEO J. Gigliotti presented his review for the proposed 2-Lot Resubdivision on 195 Davis Road. There are no big issues. Some items have been addressed by the applicant who has requested a continuance of the Public Hearing due to waiting for approval from the Inland Wetlands Commission.

Public comments were opened.

Comments in favor of the Proposed 2-Lot Resubdivision:

- Owner Jeremy Pearl (online) commented that he is doing the Resubdivision for a family member and hopes to move forward once approved by the Inland Wetlands Commission.

Comments in opposition of the Proposed 2-Lot Resubdivision: None

**Motion at 7:22 PM to continue the Public Hearing until next month, was made by H. Weingart, seconded by P. Fiasconaro. All in favor, motion passed.**

Respectfully submitted by,  
Recording Clerk Kathleen Scott