

The meeting was called to order at 7:13 PM.

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

MEMBERS ABSENT: Alan Burdick.

ALTERNATES SEATED: Bill Ireland seated for Alan Burdick.

ALSO PRESENT: Zoning Enforcement Officer (ZEO) Jay Gigliotti, Town Attorney Dennis O'Brien (virtually online), NECOGG Associate Director Jim Larkin (virtually online) and Recording Clerk Kathleen Scott.

APPROVAL OF MINUTES 11.12.20 PUBLIC HEARING:

Motion to approve by H. Weingart, seconded by E. Beer. Motion carried with one abstention by R. Godaire.

APPROVAL OF MINUTES 11.12.20 SPECIAL MEETING:

Motion to approve by seconded by E. Beer, seconded by P. Fiasconaro with the following correction: Approval of 10.08.20 Special Meeting minutes - Change Bylaws to POCD. **The motion carried with one abstention by R. Godaire.**

CITIZENS HAVING NEW BUSINESS: None

OLD BUSINESS:

A. Home Occupations:

A meeting will be held with a member of the CT Department of Transportation and member of the DMV to review state regulations and how they relate to Home Auto Repair Shops.

B. Plan of Conservation of & Development:

The Commission was presented with packet from Jim Larkin that includes the following:

- Chaplin Zoning District with Permitted and Special Permit Uses in the Rural Agricultural Residence Zone, Business Zone and Commercial (Corridor) Overlay Zone
- Map of Chaplin Existing Land Use (Chaplin Zoning)
- Map of Chaplin Environmental Restrictions (Chaplin Wetlands)
- Map of Commercial Zone Scenario 1 – uses Overlay Zone as boundary, most expanded commercial scenario and provides the largest amount of space, covers whole overlay zone
- Map of Commercial Zone Scenario 2 – Business Zone removes some state land on the eastern side, removes parcels not covered in the Business District
- Map of Commercial Zone Scenario 3 – Hybrid removes larger classified forest land and state land owned near land owned by Joshua's Trust, somewhat expands the Business Zone close to Route 6 and listed multi-family

The Commission was asked to consider combining the Business District and Corridor Overlay District into one zone that would allow expansion of the Business District for mixed uses such as home occupations. D. Dubitsky reported the general consensus was to revise the Commercial Zone to a single zone from the Windham border to Route 198 without the little spots across the corridor of properties and buildings that are cut in half and encourages development near the road. The Selectmen suggested widening the Business District to the back of the parcel. P. Fiasconaro expressed concerns with a residential property in a Commercial Zone impacting buffers in the regulations. Jim Larkin reported that the Overlay Zone allows for mixed uses. The Commission was asked to review the three scenarios, consider combining the Business District with the Overlay Zone and email questions or comments to the ZEO. H. Weingart asked about discussing strategies and goals from the POCD and contacting other Boards and Commissions. D. Dubitsky reported that The Commission was asked to review the POCD to determine if the strategies are still valid and bring any changes or comments to the next meeting for discussion. In addition, Jim Larkin is talking to other Boards and Commissions and hopes to present the first draft at the January meeting.

NEW BUSINESS:

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

The Commission was presented with most recent revisions for proposed amendment to the zoning regulations for private property campgrounds. ZEO Jay Gigliotti reported that the Commission can require liability insurance (per the Town Attorney) and that there is a Fire Danger website through the CT DEEP that is updated daily. Applicant Jocelyn Bennett reported that the revisions have clear parameters with what is required to comply with state regulations. D. Dubitsky reported that the proposed revision allows campgrounds with a special permit and would need to go to a Public Hearing.

Discussion was held on the following items and revised:

Item 3 – Camping must be at least 100ft from each abutting property line. The Commission may modify the setback requirements including but not limited to requiring a buffer strip provided it determines that such modification is substantially consistent with the purposes of these regulations. R. Godaire expressed concerns with campers not knowing where property lines are. Bill Ireland suggested clearly marked property lines with paint or no trespassing signs (the site plan includes boundaries).

Item #6 – D. Dubitsky suggested removing the link for the Daily Fire Danger website that may be subject to change.

Item #9 – A maximum total of 20 Campers/Guests on the whole property at any time.

H. Weingart suggested including specific language for sewage disposal, water supply and streams/water sources. Applicant Jocelyn Bennett reported that a semi-primitive campground requires a porta potty and water tested yearly per state regulations. D. Dubitsky expressed concerns with including language in the Zoning Regulations that may conflict with state regulations if changed. Also, streams would need approval by the Inland, Wetlands and Watercourse Commission.

The final version of the amendment will be presented at the next meeting and scheduled for a Public Hearing if approved.

B. Election of Officers:

E. Beer nominated D. Dubitsky for Commission Chair, seconded by P. Fiasconaro. Motion to close nominations made by R. Godaire, seconded by E. Beer. All in favor, motion carried. Vote to elect D. Dubitsky for Commission Chair carried unanimously.

D. Dubitsky nominated P. Fiasconaro for Commission Vice-Chair, seconded by H. Weingart. Motion to close nominations made by R. Godaire, seconded by E. Beer. All in favor, motion carried. Vote to elect P. Fiasconaro for Commission Vice-Chair carried unanimously.

P. Fiasconaro nominated E. Beer for Commission Secretary, seconded by R. Godaire. Motion to close nominations made by R. Godaire, seconded by P. Fiasconaro. All in favor, motion carried. Vote to elect E. Beer for Commission Secretary carried unanimously.

CORRESPONDENCE: None

Attorney O'Brien liked the discussion on the language for semi-primitive campgrounds, the flexibility the Commission has with special permits and offered to edit the final draft. He also asked how the campground did for the past two years, the cost, and whether there are any other semi-primitive campgrounds in the state.

REPORT OF THE ZONING OFFICER:

ZEO J. Gigliotti presented monthly report that is available at the Town Hall. Four Zoning permits were issued. Permit for Chaplin Package Store walk-in cooler addition has run into a structural problem on the side of the building. Moving the addition to the back of the building could create a problem with setback.

- Miller Road – the property owner has moved out of the shed and off the property. A violation notice has been sent for the shed that still exists. An opinion was received from Town Attorney Dennis O'Brien.
- 153 Chewink Road – Clean-up continues at a slow rate. The Town is aware of the situation and willing to work on options with the property owners without going broke.

ITEMS PRO RE NATA:

Attorney O'Brien offered assistance on the POCD revisions and commented that reviewing the language in the 2010 POCD is a good place to start.

ADJOURNMENT:

Motion to adjourn at 10:16 PM, made by E. Beer, seconded by P. Fiasconaro. All in favor, motion carried.

Respectfully submitted by,
Recording Clerk Kathleen Scott