

The meeting was called to order at 7:05 PM.

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

MEMBERS ABSENT: Alan Burdick, Randy Godaire.

ALTERNATES SEATED: Seat Ken Fortier for Alan Burdick, seat Bill Ireland for Randy Godaire.

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

APPROVAL OF MINUTES 12.10.20 PUBLIC HEARING:

Motion to approve by P. Fiasconaro, seconded by E. Beer as amended with the following corrections: add to Subject of Hearing – All Sections of the Zoning Regulations related to Agriculture. **All in favor, motion carries.**

APPROVAL OF MINUTES 12.10.20 SPECIAL MEETING:

Motion to approve by E. Beer, seconded by D. Garceau as amended with the following corrections: page 1 of the 11.12.20 minutes (under approval of 10.08.20 minutes) with 2 references to Bylaws should be changed to POCD. **All in favor, motion carries.**

CITIZENS HAVING NEW BUSINESS: None

Motion to move Old Business Item D up to Item A and New Business Item A to Old Business B, made by E. Beer, seconded by D. Garceau. All in favor, motion carries.

OLD BUSINESS:

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

J. Gigliotti presented revised language from the applicant for the revision to the Zoning Regulations for private property campgrounds. A Public Hearing needs to be scheduled for next month. Applicant Jocelyn Bennett feels the language is precise and hopes to move forward. B. Ireland suggested the following changes: #9 -change to a maximum of 10 campers per campsite, #5- change to a maximum of 2 vehicles, #6 change to 1 firepit per campsite and expressed concerns with regulating the number of campsites for larger properties. Applicant Jocelyn Bennett asked the ZEO to read the state regulation (19A-2A-29) on what is considered for semi-primitive campgrounds that is not for larger acreage described by B. Ireland. D. Dubitsky suggested leaving the proposed language as is and add the following paragraph 11 that is written in the regulations and gives the Commission the ability to alter limitations if determined in keeping with the zoning regulations and Plan of Conservation & Development: The Commission may modify the requirements of this sub-section provided it determines that such modification is substantially consistent with the purpose of these regulations.

Motion to approve proposed text amendment to Section 5.2.B of the Chaplin Zoning Regulations for Private Property Campgrounds with the addition of the above paragraph 11 and send to Public Hearing on February 11, 2021, made by E. Beer, seconded by D. Garceau. All in favor, motion carries.

B. Preliminary Discussion – Route 6 Bestway Gas Station:

Attorney Dori Famiglietti, representing the property owner with Engineer Clint Brown online, presented revised concept for Route 6 Bestway Gas Station with revisions to the plan that was previously brought before the Commission. The application was previously withdrawn due to running out of time with the pandemic and other issues. The location, building size, diesel canopy and parking lot has not changed. Changes include: underground infiltration system to replace water basins, the underground septic tank is shown within the buffer (not including the outer third) and a level spreader that discharges through a small concrete lift to control the volume that is about a foot above ground. The design is much better to address concerns brought up previously by neighboring properties. D. Garceau asked if the location for the septic tank is in the same and expressed the need for a buffer of vegetation in the leaching field of the septic system. Clint Brown responded that the location for the septic tank is the same and was approved by the Health Department. E. Beer expressed concerns that the proposed gas station doesn't fall within strategies for drive-by traffic according to the POCD. B. Ireland expressed concerns with no buffer on the west end of the property (wetlands) that needs a visual buffer and suggested discussing with the Wetlands Commission. He also expressed concerns with increased peak flows offsite that flows into a culvert downstream and has experienced problems in the past (suggested contacting Towne Engineering on previous report). D. Garceau suggested an earth berm with a 5ft fence on top (the last application included a fence for the north side of the building). J. Gigliotti reported the fence was for lights and blowing trash. Attorney Famiglietti asked for an informal opinion on whether the proposed revisions are enough to move forward with the plan. D. Dubitsky responded that the regulations would need to be reviewed (section 8.5 Buffer Strip Requirements) and followed up with Town Counsel.

C. Home Occupations:

Motion to table Home Occupations, made by P. Fiasconaro, seconded by E. Beer. All in favor, motion carries.

D. Plan of Conservation of & Development:

Jim Larkin from NECCOG picked up where he left off from the last meeting (western section of Route 6 and possible scenarios for commercial development) and presented updated scenario maps, an aerial map that shows the borders of the three scenarios and a draft of the POCD with updated charts, proposed revisions and strategies.

Scenario #1 – follows the same track as the current Overlay District with no parcels cut in half

Scenario #2 – takes more of the Business Zone approach that Chaplin has currently and eliminates some larger parcels owned by land trusts

Scenario #3 – hybrid takes out some large lots and takes into account actual uses such as multi-family D. Dubitsky commented that some properties are zoned commercial but are single-family use and would like to make clear that any residential property that comes within the new Commercial Zone for residential use would also continue to ensure setbacks and buffers for residential uses are maintained. H. Weingart asked how many residences are in the Business Zone (Jim Larkin will check on) and asked for clarification on Target Development. Jim Larkin responded that targeted development limits to specific use and doesn't fit mixed use. D. Dubitsky reported that the Selectmen have indicated they

would like the Business Zone to run from Route 6 at the Windham Town Line to Route 198 (follows Scenario #1) with consensus of the Commission to extend the Business Zone up to Cross Road. The POCD includes a recommendation for no commercial development within 200 ft of the Natchaug River. Discussion was held on the three scenarios. D. Dubitsky suggested to not hold up the process and send Scenario #1 (preferred) and Scenario #3 to Public Hearing for input.

The Commission was asked to review the draft POCD and bring feedback to the next meeting for discussion.

D. RC18-094-Regulation Revisions:

There was no public input or correspondence at the Public Hearing.

Motion to approve and adopt RC18-094 Revisions to the Chaplin Zoning Regulations presented at Public Hearing and adopt with effective date of May 1, 2021, made by B. Ireland, seconded by D. Garceau. All in favor, motion carries.

NEW BUSINESS:

A. Preliminary Discussion – Route 6 Bestway Gas Station:

Moved up on the agenda.

B. CGS-8-24-Tutko Road:

Motion to table CGS-8-24 Tutko Road, made by E. Beer, seconded by H. Weingart. All in favor, motion carries.

C. 2021-2022 Budget:

J. Gigliotti presented the proposed Planning & Zoning FY 2021-22 Budget that is due February 4th and has no changes.

Motion to approve Planning & Zoning FY 2021-22 Budget, made by E. Beer, seconded by H. Weingart. All in favor, motion carries.

CORRESPONDENCE: None

REPORT OF THE ZONING OFFICER:

ZEO J. Gigliotti presented monthly report that is available at the Town Hall.

- There was one permit issued for a carport.
- Miller Road – the property owner has moved back into the shed. A cease-and-desist order was issued with no response received yet from the owner.
- 153 Chewink Road – Cleanup continues.

ITEMS PRO RE NATA: None

ADJOURNMENT:

Motion to adjourn made by E. Beer, seconded by D. Garceau. All in favor, motion carries.

The meeting adjourned at 10:10 PM.

Respectfully submitted by,
Recording Clerk Kathleen Scott