

Chaplin Planning & Zoning Commission  
Special Meeting Minutes  
Chaplin Senior Center  
February 11, 2021

The meeting was called to order at 7:52 PM.

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

**MEMBERS ABSENT:** Alan Burdick.

**ALTERNATES SEATED:** Seat Ken Fortier for Alan Burdick.

**ALSO PRESENT:** First Selectman Bill Rose, Zoning Enforcement Officer (ZEO) Jay Gigliotti and Recording Clerk Kathleen Scott.

**APPROVAL OF MINUTES 01.14.21 SPECIAL MEETING:**

**Motion to approve by P. Fiasconaro, seconded by E. Beer. All in favor, motion carried.**

**CITIZENS HAVING NEW BUSINESS:** None

**OLD BUSINESS:**

**A. RC20-131-Proposed Text Amendment-Jocelyn Bennett-applicant, proposed amendment to Section 5.2.B of the Chaplin Zoning Regulations-Addition of Section 13 "Semi-Primitive Campground":**  
There is new testimony that needs to be reviewed by the Commission.  
***Motion to table RC20—131 Proposed Text Amendment-Jocelyn Bennett-applicant, proposed amendment to Section 5.2.B of the Chaplin Zoning Regulations-Addition of Section 13 "Semi-Primitive Campground" until next month, made by H. Weingart, seconded by R. Godaire. All in favor, motion carried.***

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

The Commission is working on updating the POCD with Jim Larking from NECOGG by amending certain portions. They worked through the vision of the Route 6 Corridor at the last meeting. H. Weingart asked the First Selectmen to report on the zone supported by the BOS. The three maps of proposed zones will be sent to the First Selectmen for feedback. Jim Larkin reported that the first draft was presented at the last meeting with updates to the numbers, charts and some text changes through feedback from other Commissions. He hopes to review strategies within the draft this evening for comments or changes. Doug Dubitsky suggested scheduling a special meeting to go through the most recent updated POCD Draft and asked the Commission to review the strategies and bring any comments to the special meeting.

***Motion to schedule a special meeting for Thursday, February 18, 2021 at 7 PM to review the most recent updated POCD Draft, made by E. Beer, seconded by H. Weingart. All in favor, motion carried.***

**C. Home Occupations:**

E. Beer asked if there were any studies or input for what is going on in Chaplin currently. D. Dubitsky reported that there have been previous discussions on how to address multiple auto repair facilities in

town and will contact the Department of Motor Vehicles for a meeting to discuss what is required to be legal.

***Motion to table Home Occupations, made by R. Godaire, seconded by E. Beer. All in favor, motion carried.***

**NEW BUSINESS:** None

**CORRESPONDENCE:** None

**REPORT OF THE ZONING OFFICER:**

ZEO J. Gigliotti presented monthly report that is available at the Town Hall. Items requiring direction or action are as follows:

- No permits were issued.

Miller Road – A permit for the shed was received from the owner with an incorrect fee and continues to be used as a residence. The owner was issued a cease-and-desist order. Bill Rose reported that there is no driveway permit and the road is being damaged. He also expressed concerns about the safety of the family and will contact the Fire Marshall. Doug Dubitsky suggested to continue to try working with the owner and invite him to the next meeting. If there is no action by the next meeting, the Commission could discuss imposing a deadline for the Zoning Ordinance.

161 England Road - The Assessor documented a large garage on the property in December. The property was sold in January with an unpermitted garage that may be located within the setback and within inland wetlands regulated area.

153 Chewink Road – The total fines as of today are \$16,340. The owners are still negotiating with the bank.

**ITEMS PRO RE NATA:** None

**ADJOURNMENT:**

**Motion to adjourn (8:55 PM) by E. Beer, seconded by H. Weingart. All in favor, motion carried.**

Respectfully submitted by,  
Recording Clerk Kathleen Scott