

The meeting was called to order at 7:11 PM.

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

MEMBERS ABSENT: Helen Weingart, Randy Godaire, Eric Beer.

ALTERNATES SEATED: Seat Ken Fortier for Eric Beer, seat Bill Ireland for Randy Godaire.

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

NEW BUSINESS:

A. Resolution - State Mandated Zoning Legislation:

D. Dubitsky reported that the resolution regarding State Mandated Zoning Legislation was not submitted due to being passed yesterday by the House of Representatives and expected to be passed by the Senate. The legislation (now not as bad as previously expected) was amended including: Study Committee created to assign fair share of affordable housing, Zoning Commissioners required to have 4 hours of training a year, need to change language in zoning regulations (can opt out) of certain statutory provisions for accessory apartments and parking requirements, need to add certain standards for protecting the character of the town, and 2 mill tax penalty removed for not meeting state standard.

B. Full-Time PZC Member Appointment:

Alan Burdick resigned leaving a vacancy for a full-time Chaplin PZC position.

Motion to move Alternate Ken Fortier to full-time Chaplin PZC member, made by D. Garceau, seconded by P. Fiasconaro. Motion carried with the following vote: YES: D. Dubitsky, P. Fiasconaro, D. Garceau, B. Ireland; ABSTAIN: K. Fortier.

There are now two PZC Alternate vacancies with one to be filled by the PZC. The second Alternate vacancy will be referred to the Board of Selectmen per opinion from the Town Attorney (Town Ordinance states the PZC has within the first 30 days to fill an Alternate vacancy or it goes to the BOS to fill).

P. Fiasconaro nominated Dan Pearce to fill the PZC Alternate position, seconded by B. Ireland. The vote to appoint Dan Pearce to fill the Chaplin PZC Alternate position carried with the following: YES: D. Dubitsky, P. Fiasconaro, D. Garceau, K. Fortier, B. Ireland.

C. Lot Line Revision Requirements:

A Professional Engineer should be able to draw up a lot line revision per opinion of the Town Attorney who recommends revising the zoning regulations to address the issue specifically. Therefore, B. Ireland can draw a map of his property for lot line revision and present to the ZEO for approval.

ADJOURNMENT:

Motion to adjourn (7:32 PM) made by D. Garceau, seconded by P. Fiasconaro. All in favor, motion carried.

Respectfully submitted by,
Recording Clerk Kathleen Scott