

The meeting was called to order at 7:10 PM.

MEMBERS PRESENT: Doug Dubitsky (Chair), Pete Fiasconaro (Vice-Chair), Helen Weingart, Dave Garceau (online), Alternate Peter Haines.

MEMBERS ABSENT: Randy Godaire, Ken Fortier, Eric Beer, Alternate Bill Ireland, Alternate Dan Pearce.

ALTERNATES SEATED: Seat Peter Haines for Randy Godaire.

ALSO PRESENT: Zoning Enforcement Officer (ZEO) Jay Gigliotti, Jim Larkin from NECCOG and Recording Clerk Kathleen Scott.

APPROVAL OF MINUTES 07.08.21 PUBLIC HEARING:

Motion to approve by P. Fiasconaro, seconded by H. Weingart. Correction: Pg. 1, Plan of Conservation & Development should read – review the RT 6 Corridor Management Plan for anything that applies to what is there now. **All in favor, motion carried.**

APPROVAL OF MINUTES 07.08.21 SPECIAL MEETING:

Motion to approve by P. Fiasconaro, seconded by H. Weingart. All in favor, motion carried.

CITIZENS HAVING NEW BUSINESS: None

OLD BUSINESS:

A. Plan of Conservation & Development:

Comments from the Public Hearing were discussed. Scott Mathies spoke about revision to mapping (revision is not necessary as municipal owned land is not shown on the open space map). Change in language regarding abandoned roads was proposed by the First Selectman (not received yet) and waiting for information from the Economic Development Commission (the ZEO will follow up). Current information on services offered by the Chaplin Senior Center and Chaplin Community Center was received. The latest draft of the POCD was reviewed and includes the following revisions:

Cover – change the large photo to a photo of the bridge (thanks to Kitty LeShay). Enlarge the three circle photos.

Acknowledgments – add new Alternates Peter Haines and Dan Pearce, change Ken Fortier to member.

Chaplin Today & Tomorrow – Label map with Route 198.

Economic Development – Pg. 9 - confirm percentages for Grand List Components. Send the Route 6 Corridor Management Plan to Commission members for review. Strategy on pg. 13 should read – Encourage diversity in business types and prevent the overdevelopment of one type of use.

Transportation – pg. 15 - Route 6 as an interstate road should read – The road enters from Chaplin's south western boundary with Windham, proceeds north for 1.5 miles, intersects with State Route 198, then proceeds east for 1.5 miles to Chaplin's border with Hampton. Pg. 17 – identify photo as North Bear Hill Road Bridge. Spell out Road and Route throughout the document. Pg. 18 - Identify photo at top of page as Route 198 Bridge.

Natural Resources, Agriculture & Open Space – Strategy on pg. 32 should read – Inventory existing state municipal storm-water infrastructure including all town owned culverts, catch-basins, outlets and level spreaders. Work with CT DOT and Chaplin Public Works to incorporate environmental options such as culverts that do not disrupt natural stream flow, bio-retention, and other low-impact techniques. Pg. 34 – add large photo of a farm in town.

Public Safety, Municipal Facilities & Services – Pg. 41 – add large photo of Playscape.

Strategic Priorities & Implementation Plan - Pg. 49 – change responsibility for Conservation Commission to Wetlands Commission (they have merged together).

Appendix – Map on Pg. 53 – Identify PFA (Priority Funding Area). Pg. 55 – Abandoned Roads List is missing Ross Road and Tutko Road (check with the First Selectman on updated list). Pg. 56 – map is missing Tutko Road, Middle Road, and Old Hampton Road (shown but not labeled); label roads if possible.

NEW BUSINESS:

A. HB6107 – Accessory Apartments Opt-out requirements:

The Commission was presented with House Bill 6107- Accessory Apartments that passed with Public Act No. 21-29. Zoning regulations for accessory apartment have already been enacted. D. Dubitsky suggests opting out of the provisions that deal with parking (towns have to allow as of right for accessory apartments and can't require additional parking). The Commission was asked to review the Bill for discussion at the next meeting (opt-out for accessory apartments - pg. 12 and consequences - pg. 15).

B. Fee Schedule Revisions:

ZEO Gigliotti presented the Revised Fee Schedule with more special permit options and road bonds (looked at fees from similar towns). Suggested changes include: reduce the Base Fee for Special Permits (Commission) Residential to \$400, increase the Driveway Permit (paved apron) and Road Access Permit to \$75, and correct the total fees for Excavation to \$860.

Motion to approve the Revised Fee Schedule version dated 5/19/19 with suggested changes listed above, made by P. Haines, seconded by H. Weingart. All in favor, motion carried.

CORRESPONDENCE:

Correspondence was received from Town Attorney Dennis O'Brien regarding an item in the ZEO Report.

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:

- 6 Zoning permits have been issued since the June meeting.
Permit for 53 Palmer Road – Trailer doesn't meet accessory apartment requirements and will be removed before the certificate of occupancy is issued for the new house (noted as a condition in the permit).
- 268 Phoenixville Road - Several complaints have been received from neighbors regarding a camper trailer being used as a residence, installation of new septic system and new driveway off Route 198. The property owner's son is staying in the trailer (parked on their property) for 6 months to help them out with their yard. EHHD and CT DOT were notified and found no violations. The trailer is tied into the existing septic system for the house (excavation was for a well compartment to regulate water

- pressure) and temporary access permit was issued for the driveway that will be closed up soon. D. Dubitsky responded that the camper trailer is a motor vehicle and it is not a Zoning issue.
- 146 Singleton Road - A number of complaints have been received from neighbors that the property owner continues to rent out her property for overnight stays including a recent complaint about loud noise and fireworks late at night. The owner responded that it is not her property. D. Dubitsky reported that the Selectmen went to the Town Attorney for a legal opinion (a preliminary document was received with little information as there has been no findings). The ZEO needs to find out exactly what is happening and determine if it is within the zoning regulations. If necessary, the property owner will be asked to come before the Commission to explain what she is doing.
 - Pine Acres - One of the new owners of the restaurant has asked to place a fifth wheel trailer on the property on an existing concrete pad towards the rear of the property with existing electrical hook-up. He plans on staying 18 months. D. Dubitsky responded that the Commission needs more information on what he wants to do including a drawing of the property where the fifth wheel will be located.

ITEMS PRO RE NATA: None

ADJOURNMENT:

Motion to adjourn (10:44 PM) by P. Haines, seconded by P. Fiasconaro. All in favor, motion carried.

Respectfully submitted by,
Recording Clerk Kathleen Scott