

The meeting was called to order at 7:53 PM.

MEMBERS PRESENT: Doug Dubitsky (Chair), Pete Fiasconaro (Vice-Chair), Randy Godaire, Dave Garceau (online), Ken Fortier, Helen Weingart, Alternate Peter Haines, Alternate Dan Pearce.

MEMBERS ABSENT: Eric Beer, Alternate Bill Ireland.

ALTERNATES SEATED: Peter Haines seated for Eric Beer.

ALSO PRESENT: Zoning Enforcement Officer (ZEO) Jay Gigliotti, First Selectman Bill Rose, Attorney Dennis O'Brien (online), Jim Larkin from NECCOG and Recording Clerk Kathleen Scott.

APPROVAL OF MINUTES 09.09.21 REGULAR MEETING:

Motion to approve by P. Haines, seconded by H. Weingart. Correction to Old Business B should read – (does not appear to be the same bill the Legislature voted on). **Motion carried with abstention by D. Garceau.**

APPROVAL OF MINUTES 09.23.21 SPECIAL MEETING:

Motion to approve by P. Fiasconaro, seconded by H. Weingart. **Motion carried with abstention by R. Godaire and D. Garceau.**

CITIZENS HAVING NEW BUSINESS:

J. Gigliotti asked to add the POCD to the agenda.

Motion to add the POCD to Item B under Old Business B and move HB6107 Accessory Apartment Op-Out requirements to Item C Old Business, made by P. Fiasconaro, seconded by R. Godaire. All in favor, motion carried.

OLD BUSINESS:

A. SP21-158-Town of Chaplin, Special Permit Application for Fire Department Message Board per Zoning Regulations Sec. 5.11:

ZEO Gigliotti reported that the Commission can chose to vote on the application (can approve, deny or approve with conditions) tonight or at the next regular meeting. D. Dubitsky commented that there is a lot of support for the message board with no one speaking in opposition at the Public Hearing.

Discussion was held regarding the following: does the application meet Zoning Regulations, does the Commission have the authority to vary the dimensions and should the special permit include conditions such as content. The application meets the Zoning Regulations and allows the Commission the authority under 8.4e for discretion to vary the 32 square foot size based on the opinion from Attorney O'Brien. Discussion was held regarding conditions including what is acceptable for content. The special permit will include the following conditions:

- For use as a community message board.
- Shall not be used for political, commercial or personal purposes.
- To be controlled by the Board of Selectmen.

- To be operated from 5am to 10pm except in the case of a public emergency.
- Shall be subject to all other applicable provisions of section 8.4 of the Chaplin Zoning Regulations.

Motion to approve SP21-158-Town of Chaplin, Special Permit Application for Fire Department Message Board with conditions, made by P. Fiasconaro, seconded by H. Weingart. All in favor, motion carried.

B. POCD:

Jim Larkin from NECCOG understands the Commission is finishing review of the most recent version draft of the POCD dated 8/30/21. The next step would be to approve the POCD, set an effective date and forward to OPM. D. Dubitsky commented that the draft looks great with fantastic graphics and needs to be proofread finely one more time. It will be added to the agenda for next month.

C. HB6107 Accessory Apartment Opt-Out requirements:

ZEO Gigliotti presented approved House Bill 6107 that the Commission can opt-out of certain regulations regarding Accessory Apartments with a 2/3 vote after holding a Public Hearing (have until January 2023 to opt-out). D. Dubitsky reported the Commission worked very hard on revising the zoning regulations to allow Accessory Apartments as of right on most properties. The town is getting smaller and older and would give people the option to stay in town with affordable housing. This Public Act would require changes to the regulations unless the town opts out of the state version and maintains their own regulations. He recommends sending to Public Hearing.

Motion to set Public Hearing for November 18, 2021 to Op-Out of Public Act No. 21-29, made by P. Haines, seconded by R. Godaire. All in favor, motion carried.

NEW BUSINESS:

A. 2022 Meeting Schedule:

Motion to table the 2022 Meeting Schedule until next month, made by P. Fiasconaro, seconded by K. Fortier. All in favor, motion carried.

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.
- 161 England Road – The owner built a garage with no permits. The Commission previously discussed initiating enforcement and decided to give the owner the opportunity to reapply to Inland Wetlands (has not reapplied and has ignored numerous requests from the Building Official). D. Dubitsky would like to see the Building Official and Inland Wetlands Commission take the first steps with a cease-and-desist order (the only zoning violation is no permit). R. Godaire suggested the three agencies and First Selectman get in touch with the Attorney (the ZEO will coordinate).
- 153 Chewink Road – Clean-up of the property continues to move at a slow rate. Fines are at \$23,420 with a last payment made a year ago. The next step would be to recommend to the First Selectman for a lien on the property with possible foreclosure. D. Dubitsky would still like to meet with the owners one last time to explain the next step before moving forward with recommendation to the First Selectman.

ITEMS PRO RE NATA:

D. Dubitsky reported that in the same way the Commission is able to opt-out of certain regulations for Accessory Apartments, the Commission is able to establish regulations and a moratorium for the sale of marijuana in town. Opening a dispensary is unlikely in Chaplin (usually done in heavy populated areas) - no action will be taken.

ADJOURNMENT:

Motion to adjourn (10:02 PM) by H. Weingart, seconded by R. Godaire. All in favor, motion carried.

Respectfully submitted by,
Recording Clerk Kathleen Scott