

The meeting was called to order at 7:17 PM.

**MEMBERS PRESENT:** Doug Dubitsky (Chair), Helen Weingart, Dave Garceau (online), Alternate Dan Pearce.

**MEMBERS ABSENT:** Pete Fiasconaro (Vice-Chair), Randy Godaire, Ken Fortier, Eric Beer, Alternate Bill Ireland, Alternate Peter Haines.

**ALTERNATES SEATED:** Dan Pearce seated for Pete Fiasconaro.

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

**Motion to add to agenda Discussion of HB6107 - Accessory Apartment Opt-Out as Old Business Item C, by H. Weingart, seconded by D. Garceau. All in favor, motion carried.**

**Motion to move New Business A before Old Business, by D. Pearce, seconded by H. Weingart. All in favor, motion carried.**

**APPROVAL OF MINUTES 10.14.21 PUBLIC HEARING:**

**Motion to approve by H. Weingart, seconded by D. Garceau.** Correction to Subject of Hearing: should read – The sign is similar to the one at the Griswold Fire Department. The sign exceeds the square footage of Chaplin’s RAR Zone. **All in favor, motion carried.**

**APPROVAL OF MINUTES 10.14.21 REGULAR MEETING:**

**Motion to approve by H. Weingart, seconded by D. Pearce.** Correction to Old Business A: should read – ZEO Gigliotti reported that the Commission can choose to vote on the application (can approve, deny or approve with conditions) tonight or at the next regular meeting. **All in favor, motion carried.**

**CITIZENS HAVING NEW BUSINESS:** None

**NEW BUSINESS:**

**A. SP21-161-242 Tower Hill Rd – Liz & Shawn Hunter – Special Permit Application for Limited Farm:**

D. Dubitsky reported that limited farms were just created with the new revisions to the zoning regulations to make the town more farm friendly (a full farm is 5 acres or more). ZEO Gigliotti reported that this application is just for the use of the property as a limited farm (less than 5 acres). The applicant has a little over 3 acres and would like to have horses on their property. If their application is approved, they would need permits for the structures (proposed stable and barn).

Applicants Liz & Shawn Hunter spoke to the Commission about their recent move to town that seems to be very equine friendly (they have 3 horses for their own enjoyment). Housekeeping and overall cleanliness are very important for the health of the horses and the neighborhood (their horses are boarded in the backyard of a friend who operates a preschool on their property). They will be good neighbors and plan to be involved in the community. They plan to have a stick built, low-profile barn 300 ft back from Tower Hill

Road. H. Weingart asked what the distance is from the barn to Stonehouse Brook (applicant asked to provide the measurement from the manure management system to Stonehouse Brook for the Public Hearing).

**Motion to accept application SP21-161-242 Tower Hill Rd, by H. Weingart, seconded by D. Pearce. All in favor, motion carried.**

**Motion to set Public Hearing for application SP21-161-242 Tower Hill Rd on December 9, 2021, by H. Weingart, seconded by D. Pearce.**

**Motion to add to agenda – Section of the ZEO Report that addresses Chewink Road as Item 0 under Old Business, by H. Weingart, seconded by D. Garceau. All in favor, motion carried.**

**OLD BUSINESS:**

**0. Section of the ZEO Report that addresses Chewink Road:**

The ZEO presented photos from the cleanup on Chewink Road that has made significant progress with improvements that has the property well on the way to becoming compliant (85%-90%). The owner's son (has a construction company) and daughter spoke to the Commission about the urgency to clean up the property and have hauled away 8 dumpsters so far that includes heavy metal, bulky waste and 8 vehicles. D. Dubitsky suggested no enforcement action be taken and to not ask the Commission to make recommendation to the Selectmen. The Commission will revisit for next month. If progress continues, a Compliance Certificate should be able to be issued.

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

The Commission did a final review of the newest version of the POCD and made some minor revisions including the following:

Acknowledgments – Alan Burdick – list dates of service to acknowledge him for his many years of service.

**Motion to adopt the Chaplin 2020-21 POCD Update as amended with an effective date of November 18, 2021, by H. Weingart, seconded by D. Pearce. All in favor, motion carried.**

**B. 2022 PZC Meeting Schedule:**

The ZEO presented the 2022 Meeting Schedule. The Commission meets on the 2<sup>nd</sup> Thursday of each month at 7:00 PM at the Chaplin Town Hall.

1/13, 2/10, 3/10, 4/14, 5/12, 6/9, 7/14, 8/11, 9/8, 10/13, 11/10, 12/8.

**Motion to approve the 2022 Chaplin PZC Meeting Schedule, by D Pearce, seconded by D. Garceau. All in favor, motion carried.**

**C. Discussion of HB6107 - Accessory Apartment Opt-Out:**

The Commission proposes to opt-out of Public Act 21-29 regarding accessory apartments.

**Motion to opt-out of sections permissible under Section 5 on page 12 with provisions in e) and f) on pages 15-16 which allows to opt-out of subsections 6a-d, by D. Pearce, seconded by D. Garceau. All in favor, motion carried.**

Reason for the Decision - Chaplin has already adopted regulations for accessory apartments that are better than the regulations the state has put into place that would be more in keeping with the new Plan of Conservation & Development (POCD). The requirements in the statute as written would conflict with the newly adopted POCD. A Public Hearing on this issue was held pursuant to section 5, subsection 1.

**CORRESPONDENCE:** None

**REPORT OF THE ZONING OFFICER:**

ZEO J. Gigliotti presented monthly report that is available at the Town Hall. 2 permits were issued.

**ITEMS PRO RE NATA:**

First Selectman Juan Roman thanked the Commission for their dedication and hard work.

**ADJOURNMENT:**

**Motion to adjourn (10:19 PM) by D. Pearce, seconded by H. Weingart. All in favor, motion carried.**

Respectfully submitted by,  
Recording Clerk Kathleen Scott