

The meeting was called to order at 7:09 PM.

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

MEMBERS ABSENT: Randy Godaire, Eric Beer, Bill Ireland.

ALTERNATES SEATED: Dan Pearce seated for Eric Beer and Peter Haines seated for Randy Godaire.

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

APPROVAL OF MINUTES 04.13.23 REGULAR MEETING:

Motion to approve by P. Fiasconaro, seconded by D. Pearce. Motion carried with abstentions by D. Garceau and K. Fortier.

CITIZENS HAVING NEW BUSINESS:

Joyce Johnson (speaking on behalf of her father) of 119 North Bear Hill Road presented drawing to add a deck to their 200-year-old house (has never met setback) to determine if necessary to go to the ZBA for a variance. ZEO J. Gigliotti's interpretation is that adding a deck on the west side of the house (non-conforming) would increase non-conformity for front yard setback (40 ft.) per Section 6.2 in the Rural Zone. D. Dubitsky noted that this is an unusual setback (property line is the center of the road that was recently reconstructed moving it further away). There is no other place to add a deck with the house being so close to the road. The historic nature of the property (picture displayed at the Town Hall) would be a hardship not created by the applicant. The applicant was asked to measure and provided distance of 39 ft. from the backside of the curb and 38.5 ft from the inside (needs to be verified from the proper location). If less than 40 ft., applicant would have option of either shortening the deck or going to the ZBA for a variance.

Motion for D. Dubitsky to go to the property to measure and make final executive decision on the exact distance, made by P. Haines, seconded by D. Pearce. All in favor, motion carried.

OLD BUSINESS

A. Discussion of POCD Implementation Strategy Route 6 Rezoning:

The Commission agreed to move forward with Option #1 in the POCD that needs to go to Public Hearing – Tabled until the next meeting.

B. Discussion of Outstanding Zoning Regulation Revisions:

The outstanding revisions have been reviewed and are ready to go Public Hearing (except Sections 5.3 and 8.5).

Motion to set Public Hearing on July 13, 2023 for Outstanding Zoning Regulation Revisions and Fee Schedule, made by H. Weingart, seconded by D. Garceau. All in favor, motion carried.

C. Discussion of Business District Regulations:

D. Dubitsky will draft new language for the next meeting.

NEW BUSINESS

A. CGS 8-24 Referral – Chaplin Senior Center/Library parking lot improvements, pedestrian improvements and Museum location:

ZEO J. Gigliotti presented 8-24 Referral from the First Selectmen seeking funding for reconstruction of the Senior Center/Library parking lot (expansion and resurfacing), pedestrian improvements (sidewalk from the Library/Senior Center to Town Hall and ADA accessible stone dust path to the Pavilion), and moving the Chaplin Museum to new location near the library. The intention is to improve parking and pedestrian access to town facilities. H. Weingart would like to see more details (part of the design phase not yet completed). D. Dubitsky asked about the sidewalk along the state road (would need encroachment permit). The Commission has 35 days to issue an advisory report whether to go forward or not.

Motion to issue Advisory Report for 8-24 Referral for Chaplin Senior Center/Library parking lot improvements, pedestrian improvements and Museum location, made by H. Weingart, seconded by P. Fiasconaro. All in favor, motion carried.

Moving the Museum to a new location was approved at Town Meeting in May. H. Weingart suggested a detailed plan of the project be made available to the public in advance of any meetings.

Motion on the 8-24 Referral to tentatively provide favorable referral for this project to the First Selectmen subject to seeing details with the following recommendations: public information session with plans available in advance prior to the beginning of construction; narrative along with the plans of what is happening and why, made by H. Weingart, seconded by P. Haines. 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:

- 2 permits issued (change of use on Old Willimantic Road, storage building on Phoenixville Road).
- 80 Marcy Road – The property continues to be non-compliant with fines of \$1,560 for 52 days past the compliance deadline. The owner (did not attend April meeting as promised) now claims limited ability to removing vehicles due to washout from town road run-off (property is close to the river). The next step is to issue citation per the ordinance and request payment of the fines. D. Dubitsky suggested issuing the citation served by a Marshal.

Motion to direct the ZEO to issue citation served by a Marshal to the owner of 80 Marcy Road, made by P. Haines, seconded by H. Weingart. All in favor, motion carried.

J. Gigliotti expressed concerns about the language of the Violations Ordinance and suggested the Commission revisit for discussion (ZEO asked to bring suggestions for discussion at the next meeting). H. Weingart noted the Violations Ordinance can be found in the Appendix of the Bylaws.

ITEMS PRO RE NATA:

- H. Weingart expressed concerns about the huge sign on top of the Apple Crisp trailer (not the same as picture of sign submitted with the application – ZEO will investigate).
- D. Dubitsky presented legislative update. A Bill was passed for towns designated as an Environmental Justice Community (26 including Chaplin) with a goal to avoid more pollution emitting facilities being placed in given towns (mostly designed to protect big cities). Any town with a population of less than 10,000 could hold a referendum to opt out to allow the Selectmen to make decisions as opposed to the state. There is also a big push to compel every town to have a certain number of houses to meet the definition of affordable housing (would be 80 for Chaplin) or they could lose state funding.

ADJOURNMENT:

Motion to adjourn (9:23 PM) made by P. Haines, seconded by D. Pearce. All in favor, motion carried.

Respectfully submitted by,
Recording Clerk Kathleen Scott