

The meeting was called to order at 7:23 PM.

MEMBERS PRESENT: Chair Doug Dubitsky, Vice-Chair Ken Fortier, Helen Weingart, Dave Garceau.

MEMBERS ABSENT: Peter Fiasconaro, Randy Godaire, Eric Beer, Peter Haines, Dan Pearce, Bill Ireland.

ALTERNATES SEATED: None

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

APPROVAL OF MINUTES 06.08.23 REGULAR MEETING:

Motion to approve by K. Fortier, seconded by H. Weingart. Correction: Pro Re Nata should read - (would be 80 for Chaplin). **All in favor, motion carried.**

CITIZENS HAVING NEW BUSINESS:

- Kirk and Julie Stygar of 80 Chappell Street expressed concerns about setback discrepancy with neighbor who has 2 shipping containers (20ft. and 40ft.) on their property line and took down their livestock fence (neighbor not cooperative and police were called). The ZEO noted that permits are issued for storage containers with setback requirements (there may be a setback issue). Fin, Fur & Feather's land is involved and they will be sending a letter to the neighbor to remove the containers. The property line needs to be established definitively (would need to be done by a Land Surveyor). D. Garceau suggested the neighbor prove there is a survey of his property with a permit that shows the containers meet the boundary per the Zoning Regulations. D. Dubitsky suggested waiting to see what Fin, Fur & Feather can do and put on next month's agenda for discussion as an enforcement action.
- J. Patel of 237 Willimantic Road (old Z-Best, previously approved for change of use to a package store – can't move business there right away) asked the Commission if a special permit and Public Hearing would be needed for a 2nd apartment downstairs with no site revisions. The regulations for Accessory Apartments changed to allow 2 or more apartments above or behind a business with a special permit (would allow existing apartment - no record of special permit). D. Dubitsky suggested amending the existing special permit to add 2 apartments (special permits can be modified per Zoning Statutes).

OLD BUSINESS

A. Discussion of POCD Implementation Strategy Route 6 Rezoning:

The Commission chose Scenario 1 map and is combining the Corridor Overlay Zone with the Business Zone into one district (one business interested in taking advantage of the change).

B. Discussion of Business District Regulations:

The Commission discussed the revised Business District Regulations including: the Commission may issue a special permit after design review for a mix of two or more of the uses in section 5.3; special permit would be required for any permitted use in section 5.3.A which is larger than as of right up to 10,000 sq. ft. or would require more than a certain number of parking spaces; encourages buildings oriented towards the street. D. Dubitsky suggested sending the revised Business District Regulations and Map to a Public Hearing.

Motion to set Public Hearing on September 14, 2023 for Revised Business District Map and Revised Business District Regulations, by D. Garceau, seconded by K. Fortier. All in favor, motion carried.

C. RC23-190- Chaplin Planning & Zoning Commission- Applicant- Proposed revisions to the Chaplin Zoning Regulations, section 1-5, 8 and 9:

The Public Hearing was held with no substantive comments on the proposed revisions. The ZEO reported that all statutory requirements have been met.

- **Motion to approve RC23-190- Chaplin Planning & Zoning Commission- Applicant- Proposed revisions to the Chaplin Zoning Regulations, section 1-5, 8 and 9, by H. Weingart, seconded by D. Garceau. All in favor, motion carried.**
- **Motion to set effective date of September 15, 2023 for new revisions to the Chaplin Zoning Regulations, section 1-5, 8 and 9, by H. Weingart, seconded by D. Garceau. All in favor, motion carried.**

NEW BUSINESS: None

CORRESPONDENCE:

- Letter received from Jean Lambert of Park Drive regarding concerns about safety hazards and the inconvenience from new neighbor extending their property line by narrowing the road passage and building a crude makeshift stone wall. D. Dubitsky will send response that it is not a zoning issue and should be referred to the First Selectman for discussion with the Town attorney.
- Letter received from Carl Lindquist of Chaplin Street regarding concerns about potential contamination of their water supply with plans to modify and expand the Senior Center/Library parking lot. D. Dubitsky will send response that the plan is not before the Commission (only asked by the First Selectman to provide an 8-24 Referral).

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:

3 Permits issued (deck on Singleton Road, lot revision and garage on Ridge Road, barn on Ridge Road).

ITEMS PRO RE NATA:

H. Weingart expressed concerns with the Apple Crisp sign not the same as what presented with the application (Jay spoke about issue with the bright lights).

ADJOURNMENT:

Motion to adjourn (10:26 PM) by H. Weingart, seconded by D. Garceau. All in favor, motion carried.

Respectfully submitted by,
Recording Clerk Kathleen Scott