

The meeting was called to order at 7:35 PM.

MEMBERS PRESENT: Chair Doug Dubitsky, Pete Fiasconaro, Helen Weingart, Randy Godaire.

MEMBERS ABSENT: Ken Fortier, Dave Garceau, 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 07.13.23 PUBLIC HEARING:

Motion to approve by P. Fiasconaro, seconded by H. Weingart. Correction: Members Present should read – Chair Doug Dubitsky, Vice-Chair Ken Fortier, Helen Weingart, Dave Garceau. **All in favor, motion carried.**

APPROVAL OF MINUTES 07.13.23 REGULAR MEETING:

Motion to approve by P. Fiasconaro, seconded by R. Godaire. Corrections: Citizens Having New Business - comments by Kurt and Julie Stygar – change “setback discrepancy” to “setback issue”; comments by J. Patel - change “1 apartment” to “another apartment”. **All in favor, motion carried.**

APPROVAL OF MINUTES 08.10.23 REGULAR MEETING:

Motion to approve by H. Weingart, seconded by R. Godaire. Correction: Citizens Having New Business should read – Rob, Garrett, and Taylor of 261 Bedlam Road presented a proposal for an Atlantic Coast Farms campground at the Hop Farm where they are leasing and would like to know what is allowable. **All in favor, motion carried.**

CITIZENS HAVING NEW BUSINESS: None

OLD BUSINESS:

A. Modification of Special Permit SP22-179:

Special Permit was approved previously for change of use to a package store with approved floor plan. Application for Modification of Special Permit to add another apartment was accepted at the last meeting and does not need a Public Hearing. The Commission was presented with floor plan for the additional apartment (about 750 sq. ft., 2-bedroom unit, complies with accessory apartment use, 2 means of egress, no formal connection into the retail space, approved by the Health Department, updated A2 survey provided, adequate parking).

Motion to approve Modification of Special Permit SP22-179, by H. Weingart, seconded by P. Fiasconaro. All in favor, motion carried.

B. RC-MC23-195- Chaplin Planning & Zoning Commission- applicant- Proposed revisions to the Chaplin Business District Zoning Regulations, section 5.3 and Business District Zoning Map Amendment:

The Public Hearing was held. D. Dubitsky hopes the proposed revisions will encourage business in the Business District (1 business is interested in taking advantage of the increased depth on a flag lot). P. Fiasconaro expressed concerns about site lines issues with minimal frontage on the flag lot (ZEO’s review includes signage – may require special permit) and asked about buffers for sight and sound with abutting

residential properties (would need to comply with buffer requirements). H. Weingart asked what a flag lot is (very small road frontage with a driveway that opens up in the back to a big lot).

- **Motion to approve RC-MC23-195- Chaplin Planning & Zoning Commission- applicant- Proposed revisions to the Chaplin Business District Zoning Regulations, section 5.3 and Business District Zoning Map Amendment, by R. Godaire, seconded by P. Fiasconaro. All in favor, motion carried.**
- **Motion to set November 3, 2023 effective date for revisions to the Chaplin Business District Zoning Regulations and Zoning Map, by R. Godaire, seconded by P. Fiasconaro. All in favor, motion carried.**

NEW BUSINESS:

A. Land Use Commissioner training per CGS Sec. 8-4c:

Land Use Commissioner classroom training (4 credits) is mandatory every 2 years. The ZEO presented list of upcoming dates (funds in the budget will cover the cost).

B. Special Permit SP19-103 – Annual Renewal – 29 Pumpkin Hill Road:

This special permit is for a dog kennel that is clean with no complaints (application submitted and fees paid).

Motion to approve Special Permit SP19-103 – Annual Renewal – 29 Pumpkin Hill Road, by P. Fiasconaro, seconded by R. Godaire. All in favor, motion carried.

CORRESPONDENCE:

Letters regarding the application for revisions to the Business District Zoning Regulations and Map were received from the Capitol Region Council of Governments, Southeastern Connecticut Council of Governments, First Selectman Juan Roman, and Bill Rose (all in favor of the revisions).

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 (pool deck on Singleton Rd, pylon sign on Willimantic Rd, in-ground pool on Phoenixville Rd).

- 261 Bedlam Road – R. Godaire asked about permits for sanitation, water, and electric for the trailers on the property and suggested checking with the Building Official (Jay will follow up).
- Chappell Street, Fin Fur & Feather – D. Dubitsky suggested following up with Fin Fur & Feather on what they can do about the non-compliant containers (Jay will follow up).

ITEMS PRO RE NATA:

- P. Fiasconaro was approached by a citizen that lives on Route 6 regarding concerns about site lines for speed registering signs going up on Route 6 and suggested putting them on the other side of the road (temporary signs that will be moved every so often – any concerns should be directed to the First Selectman or DOT).
- D. Dubitsky reported that the state has decided to investigate taking over GIS programs for every town. Developers that work across town lines want one system run by the state. The first step will be a study on how it works, how to take it over and the cost (Doug is opposed and will continue to fight it).

ADJOURNMENT:

Motion to adjourn (9:32 PM) by H. Weingart, seconded by P. Fiasconaro. All in favor, motion carried.

Respectfully submitted by,
Recording Clerk Kathleen Scott