

The meeting was called to order at 7:06 PM.

MEMBERS PRESENT: Chair Doug Dubitsky, Vice-Chair Ken Fortier, Pete Fiasconaro, Helen Weingart, Dave Garceau, Alternate Bob Dubos.

MEMBERS ABSENT: Randy Godaire, Eric Beer, Alternate Peter Haines, Alternate Bill Ireland.

ALTERNATES SEATED: Bob Dubos seated for Eric Beer.

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

APPROVAL OF MINUTES 04.11.24 REGULAR MEETING:

Motion to approve by P. Fiasconaro, seconded by B. Dubos. Correction: Under Citizens Having New Business should read – Catch basins were delivered on the road near the property recently. **Motion carried with abstention by D. Garceau.**

CITIZENS HAVING NEW BUSINESS: None

OLD BUSINESS:

A. 80 Marcy Road:

J. Gigliotti presented update on 80 Marcy Road with photos taken today and photos from last month with minimal progress since the last meeting (screen door removed) and no contact from the owners. 4 vehicles, 2 RVS, 2 boats and debris still remain on the property (dumpster was removed). Discussed water issue with driveway being washed out including: impact of not having a driveway apron, pipe under driveway that overfills with heavy rain and spills out.

B. Dubos asked if passing of nips would be a PZC issue (not a zoning issue). Legislation passed last year for a 10-cent environmental fee (town gets 5 cents to pick up nips on side of the road and 5 cents goes to the state). Redeemable bottles and cans are stamped with CT 10 or CT RV (redemption value) that ties in with bar code (red labels used for non-redemption states).

NEW BUSINESS: None

CORRESPONDENCE:

Emails received from Pat Pogmore asking if any changes to Chaplin Zoning Regulations to allow permaculture retreats in residential agricultural zone by special permit (Chaplin decided not to allow) and what Chaplin has done regarding affordable housing mandates (plan put in the POCD, amended accessory apartment regulations to allow more use in the business zone).

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:

1 Zoning Compliance issued (mobile home replacement on North Bedlam Road); 1 Zoning Permit issued (above ground pool on Lanni Lane).

80 Marcy Road – No measurable progress on cleanup of the property or communication with the owner since last month. The fines will be paused until the June PZC meeting.

111 Chewink Road – No response received from preliminary notice sent to the owner regarding unregistered vehicles, junk, unpermitted structures and potential unpermitted business. The ZEO will send a 2nd preliminary notice.

ITEMS PRO RE NATA: None

ADJOURNMENT:

Motion to adjourn (8:14 PM) by B. Dubos, seconded by D. Garceau. All in favor, motion carried.

Respectfully submitted by,
Recording Clerk Kathleen Scott