

Chaplin Planning and Zoning Commission
AMENDED Regular Meeting Minutes
Chaplin Town Hall
May 9, 2019

The meeting was called to order at 7:06 pm

Members present: Doug Dubitsky (Chair), Peter Fiasconaro (Vice Chair), Helen Weingart, Randy Godaire, Alan Burdick

Alternates seated: Brandon Cameron for Dave Garceau

Also present: Jay Gigliotti, Zoning Enforcement Officer (ZEO); Elizabeth Marsden, Recording Clerk

Approval of minutes: of 4.11.19 regular meeting: Motion to approve by P. Fiasconaro, seconded by B. Cameron.

Motion to move New Business before Old Business by P. Fiasconaro, seconded by B. Cameron, all in favor, motion carried.

New Business:

A. Preliminary discussion, Steven McCormick, 64-66 Willimantic Road, Assessor's Map 91-35. Ron Lyman, a realtor representing the property owner, and Frank Magnotta, a developer, presented to the PZC regarding a possible gas station at the above location. The ZEO stated that any application would be for a special permit. The members discussed buffer requirements for the site and other permitting issues.

B. Board of Finance member Cesar Beltran, Training Budget. Mr. Beltran was not present, so no discussion of this item occurred.

C. SP19-103-29 Pumpkin Hill Road, Adam Bernardin, Applicant/Owner, Assessor's Map 75-60-5, Proposed Dog Care Facility per section 5.2.B.12. The ZEO discussed the public hearing scheduled for next month on this application. He distributed a site plan and description of applicant's activities. Notice of public hearing will be published 6/1 and 6/8 in The Willimantic Chronicle. Adjacent property owners within 500 feet must be properly notified of the public hearing. The PZC instructed the ZEO to provide a map showing adjacent houses and a copy of the current zoning regulation on this use for the public hearing.

The members discussed the number of dogs the applicant houses and the percentage of time the owner is present at the property.

Old Business:

Discussion and possible action on Revisions to the following sections of the Chaplin Zoning Regulations:

- A. Home Occupations: The members discussed removing “automotive repair service” from the list of prohibited home occupations . They also discussed the assumption that automotive repair shops are required to be regulated by the state, and the existence of automotive specialties within the industry. The ZEO will gather more information on this topic and will provide it for the next meeting.

- B. (Section 9.3) Revised fee schedule: the ZEO presented proposed permit fee schedule revisions. Motion to approve fee schedule in Sec. 9.3 as amended by H. Weingart, seconded by A. Burdick, all in favor, motion carried.

Correspondence: None

Report of the Zoning Officer: The ZEO presented his report, which is available at Town Hall. Items requiring direction or action from the Commission were as follows: The members discussed the traditional requirement that the ZEO obtain a written complaint in order to begin enforcement action except for obvious, egregious violations in plain view. Some members suggested that anonymous complaints should be accepted as well.

45 Nollett Road: Junk auto parts and unregistered vehicles. The ZEO plans to send an initial letter of noncompliance to the owner. The members agreed on this course of action without a vote being necessary.

Items Pro Re Nata: Resident Leonard Patera is concerned about building on a lot on the Natchaug River on Marcy Road, it is the Robert Mott site approved several months ago by special permit. Mr. Patera heard **was informed of** the criteria that affected the approval of the permit.

Adjournment: Motion to adjourn by B. Cameron, seconded by A. Burdick, all in favor, motion carried.

Respectfully submitted,

Elizabeth Marsden, Recording Clerk