

**Town of Chaplin**  
**Planning and Zoning Commission**  
**Regular Meeting Minutes**  
**April 12, 2018**  
**Chaplin Town Hall**

The meeting was called to order at 7:02 p.m.

**Members present:** Chairman Doug Dubitsky, Eric Beer, Alan Burdick, Dave Garceau, Helen Weingart, Brandon Cameron (alternate), Bill Ireland (alternate)

**Members absent:** Peter Fiasconaro, Randy Godaire, Ken Fortier (alternate)

**Alternates Seated:** Brandon Cameron for Randy Godaire, Bill Ireland for Peter Fiasconaro

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

**APPROVAL OF MINUTES OF MARCH 8, 2018 PUBLIC HEARING:**

E. Beer moved to approve the minutes, B. Cameron seconded, all in favor, *motion* carried.

**APPROVAL OF MINUTES OF MARCH 8, 2018 REGULAR MEETING:**

H. Weingart moved to approve the minutes, E. Beer seconded, H. Weingart amended the minutes in several places on pages one, two, and three. B. Ireland abstained, all others in favor as amended, *motion* carried.

**OLD BUSINESS:** Discussion and Possible Action on Revisions to the following sections of the Chaplin Zoning and Subdivision Regulations:

■ Discussion of revisions to zoning regulations regarding Multi-Family Zoning

Chairman Dubitsky said state statute requires towns to have a zone for multi-family housing. He proposed creating an overlay zone for multi-family housing, incorporating areas where multi-family housing units currently exist. Chairman Dubitsky said that if they create an overlay zone, they will then draft regulations for the overlay zone.

The members discussed this. D. Garceau said he would like to go on record in favor of maintaining the business district as a business district, with the exception of accessory apartments attached to or within businesses in the business district. No action was taken at this time, but the members planned to continue the discussion at the next meeting. ZEO will compile a list of all known multi-family properties in town. Chairman Dubitsky said there is proposed legislation at the state level that will reduce state aid for any town that doesn't comply. He will bring copies of the state legislation to the next meeting.

■ Discussion of revisions to zoning regulations regarding accessory apartments in the Business Zoning District

The members discussed setting standards for mixed-use buildings in the business district, including minimum square footage for accessory apartments within businesses. They also discussed parking and other requirements.

**NEW BUSINESS:** None.

**REPORT OF THE ZONING OFFICER:** The ZEO presented current enforcement cases and the members discussed them. The report is available for inspection at town hall.

**ITEMS PRO RE NATA:** Chairman Dubitsky said that the Plan of Conservation and Development (POCD) is due in two years, so the commission should plan to begin discussing it within 6-8 months. The current POCD is available at town hall.

**ADJOURNMENT:** B. Cameron moved to adjourn the meeting, E. Beer seconded, all in favor, *motion* carried. The meeting was adjourned at 8:48 p.m.

Respectfully submitted,

Elizabeth Marsden, Recording Clerk