

**CHAPLIN
PLANNING AND ZONING COMMISSION
PUBLIC HEARING **AMENDED** MINUTES
CHAPLIN TOWN HALL, 7:00 P.M.
OCTOBER 26, 2017**

Public Hearing was called to order at 7:02 p.m.

Members present: Chairman Doug Dubitsky, Vice Chairman Peter Fiasconaro, Helen Weingart, Eric Beer, Dave Garceau

Members Absent: Randy Godaire, Alan Burdick

Alternates Seated: Bill Ireland for Randy Godaire

Chairman Dubitsky read the notice of the public hearing, which was published September 2 and September 9, 2017 in the Willimantic Chronicle. (The original public hearing had been scheduled for September 14, 2017 and subsequently moved to today's date.)

This public hearing is in regard to a Proposed Opt Out of Public Act 17-155, An Act Concerning Temporary Healthcare Structures-PA17-155, subsection (j). In order for a municipality to opt out of this provision, the planning and zoning commission must first hold a public hearing in accordance with CGS 8-7d.

Chairman Dubitsky stated that the Chaplin PZC had debated and voted to opt out of the statute for a number of reasons: the statute allows the structures to be erected in the historic district without consulting with the Historic District Commission, and also because neither PZC nor the Historic District Commission meet necessarily within 15 days of an application as the statute requires. Also, he stated that PZC is in the process of restructuring zoning regulations for accessory apartments, making it easier for people to erect similar housing anyway. He also stated that monitoring and enforcing the statute would be very difficult because it would be up to the Zoning Enforcement Officer (ZEO) to determine if someone was legitimately disabled, and when their disability started and ended. PZC members felt that their revisions to the accessory apartment regulations would address many of the same issues the Temporary Healthcare Structure statute will address.

Chairman Dubitsky stated that after the public hearing, the PZC members will again discuss the statute and make a decision as to whether to recommend that The Board of Selectman opt out. The next step after that will be a town meeting.

Public Comment:

Bob Dubos, Bedlam Road asked if anyone has asked to erect a temporary healthcare structure. Chairman Dubitsky stated not to his knowledge. Mr. Dubos said he agreed with what Chairman Dubitsky said about opting out.

Cesar Beltran, Chaplin Street was attending as Vice Chair of the Board of Finance. He asked if the statute would affect the tax base as a result of these structures. Chairman Dubitsky said he understood that they probably would be taxed. Dubitsky said PZC is not trying to prevent people from building structures, but trying to address it in a different manner via changes to the accessory apartment regulation.

A conversation between the PZC members discussed the length of time one of the temporary structures could potentially remain erected. H. Weingart stated that the statute requires a structure to be removed after the disabled person no longer needs it or is no longer disabled.

Steve Laume, 41 N. Bedlam Road, opposed the town opting out. He said he thought the town would not be burdened by the statute and could schedule a special meeting if necessary to hasten a permit application. He also didn't think that the historic district would be negatively impacted.

Chairman Dubitsky stated that most towns in the state are opting out, and that Chaplin's proposed accessory apartment regulations would be more flexible than the temporary healthcare statute, more so than other towns' accessory apartment regulations. He said a "granny pod" would need to comply with zoning regulations for accessory apartments, for things like size of the lot, placement on the lot, access, parking, etc. He guessed if the pre-built structures were structurally sound, they would meet **zoning** ****building**** regulations.

Liz Marsden, 41 N. Bedlam Road, opposed the town opting out. She said she agreed with the comments of Mr. Laume and that the state statute and the revised accessory apartment regulations could both exist to address different issues.

D. Garceau moved to close the public hearing, P. Fiasconaro seconded the **motion**, all in favor, **motion** carried. Hearing was closed at 7:24 p.m.

Respectfully submitted,

Elizabeth Marsden, Recording Clerk

Clerk's Audio #1