

SP21-158



ZONING PERMIT APPLICATION
CHAPLIN PLANNING & ZONING COMMISSION
(See Article 9.3 of the Zoning Regulations for permit requirements)

APPLICANT/OWNER SECTION

Complete this page and submit with application fee to the Zoning Agent.

1. Town of Chaplin / 495 Phoenixville Rd / (860) 455-0073
Owners name Mailing address Telephone

2. / /
Applicants name (if different than owner) Mailing address Telephone

3. 106 Phoenixville Rd / 91-128 4. RAR
Address of proposed activity map-block-parcel Zoning District

4. Statement of Use: Fully describe the proposed construction and/or use, including the estimated cost of construction and the quantity of fill material to be brought onto, moved within or removed from the property.

Special Permit application per sec. 5.11

5. Plot Plan: The applicant shall submit two (2) copies of a Zoning Location Survey drawn to a scale of at least 1" = 40' showing property lines, lot area, lot dimensions, location and size of existing and proposed structures, driveways, parking areas, wells and septic systems, bordering streets, inland wetlands, flood hazard areas and any other information deemed necessary by the Zoning Agent to determine compliance with the regulations. The plans shall be prepared by a licensed land surveyor unless waived by the Zoning Agent.

6. Building plans and/or other information necessary to determine compliance.

7. To demonstrate that the proposal complies with the Public Health Code and Inland Wetlands and Watercourses Regulations, the following approvals are required and any conditions of approval shall be incorporated into the zoning permit.

A. N/A / /
Signature of Town Sanitarian Date Comments

B. N/A / /
Signature of Inland Wetlands Agent Date Comments

8. Validity: If approved, the Zoning Permit is granted for a period of one year and must be renewed if construction is not completed.

9. Certification: The applicant certifies that all information supplied to the Zoning Agent is true and accurate and that the land and structures subject to this permit shall not be occupied or used until a Certificate of Compliance has been issued. The applicant's signature authorizes the Zoning Agent to enter upon the property as needed to verify compliance with the permit and until a Certificate of Compliance has been issued.

[Handwritten signature]
Owner / Applicants signature

William H. Rose IV
Owner / Applicant (printed)

9/7/2021
Date

## APPLICATION FOR SPECIAL PERMIT

**The Town of Chaplin, Connecticut**, a municipal corporation duly established under the laws of the State of Connecticut, hereby applies to the Planning and Zoning Commission of the Town of Chaplin for a Special Permit pursuant to Section 5.11 of the Zoning Regulations of the Town of Chaplin regarding the **Municipal Adaptive Reuse Overlay District (MAROD)**.

**The Town of Chaplin** has applied for and been approved by the State of Connecticut to receive a **STEAP** grant to substantially fund the construction and installation of a two-sided electronic programmable sign on Town owned property at 106 Phoenixville Road, also known as Connecticut Route 198, corner of Phoenixville and Cross roads, the location of the Firehouse of the **Chaplin Volunteer Fire Department, Inc.**

The **Chaplin Volunteer Fire Department** is a private nonprofit organization serving the Town of Chaplin. In Section 5.11.B of the Zoning Regulations, three "**Chaplin Firehouse Properties**," featuring the 106 Phoenixville Road, firehouse, are all expressly designated as "Overlay District [**MAROD**]Properties."

It is expected that the **STEAP** grant will cover all but about \$10,000 of the entire cost of construction and installation of the programmable sign, with the remaining amount being approved for funding by the Town Board of Finance.

The electronic programmable sign will allow Town and Emergency management personnel to make the public more aware of the available resources the Town has to address the COVID-19 pandemic or any health and safety issues in the Town. The sign will also better enable the Town to communicate with senior citizens and families regarding new programs and assistance available during their self-quarantining. The sign will also be used to notify Chaplin residents of important events including town meetings and public hearings, and building and road closures.

The proposed site for the sign is an **ideal location**, readily visible and available to all on Connecticut Route 198 in Chaplin, near its intersection with Connecticut Route 6, and not far south of the Chaplin Town Hall on Route 198. See the attached basic site map. Connecticut Route 6 and Route 198 are the main traffic arteries in town. The location of the new message board does not impact sightlines on Route 198, Cross Road or any driveways.

As set forth in Section 5.11 A. of the Zoning Regulations, "The Municipal Adaptive Reuse Overlay District (**MAROD**) is intended to allow for the conversion of municipal buildings and the (re)development of property upon which they are situated for limited uses deemed acceptable to the Chaplin Planning & Zoning Commission, and in a manner that is compatible with the existing adjacent neighborhood(s).

The surface of the subject sign, the portion on which vitally important public messages will be displayed on either side so as to be easily available to traffic proceeding either way, especially on Route 198, but also from the stop sign located where Cross Road intersects with 198, is 4 feet by 8 feet or a total of 32 square feet. However, the overall size of the sign is "8'-6" wide X 8'-0" high X 1'-8" deep" according to a contractor hired to construct and install the sign.

Under 8.4.A.3. the subject sign is too large, but Section 8.4.A.8. and Section 8.4.E. of the Sign and Billboard Regulations each provide that "No sign shall have a maximum dimension greater than eight (8) feet **except as specifically allowed by the Zoning Commission.**" The dictionary definition of "dimension" is "a measurement such as length, width or height." This subsection and Section therefore permit the PZC **in its discretion** to allow the proposed sign to be placed and implemented "to promote public health, safety, and welfare within the Town of Chaplin."

With regard to the size and also the content of this vitally important addition to the public safety mission of the Town of Chaplin, the issue of the square footage or dimensions of the sign **which can be approved by the PZC in the exercise of their discretion** per Sections 8.4.A.8. and 8.4.E. of the Sign and Billboard Regulations, is important mainly in that it bears upon the requirement of Regulations Section 8.4.D.1. that "No sign shall be placed in such a position that it will cause danger to traffic on the street by obstructing the view."

In that regard, as noted above, "The proposed site for the sign is an **ideal location**," given the lay of the land on which it will be located in replacement of the **Volunteer Fire Department** sign that is now there. As the attached site map shows, the current sign is far from the State right of way on Route 198 (See, Section 8.4.D.2.). It will not block site lines on Route 198, and the stop sign located at the intersection of Cross Road with 198 will ensure public safety at that point.

Zoning Regulations Section 8.4.C. does not permit "flashing, rotating, or intermittent illumination" on any sign, surely for the purpose of preventing undue distraction of passers-by. The plan for this sign is to program important electronic messages that are colorful, but simple, easy to see and read, and static with little or no movement, and to programmatically keep the same message showing in place for relatively long periods of time, so as to comply with Section 8.4.C and protect, ensure and promote public health and safety.

**Proposed New Message Board to be located in same location as existing FD sign**



S Bear Hill Rd

Cross Rd

Chaplin Volunteer Fire Department Inc

Phoenixville Rd

198



## Legal Notice

### Legal Notice

#### **CHAPLIN PLANNING AND ZONING COMMISSION**

**NOTICE OF PUBLIC HEARING  
THURSDAY, OCTOBER 14, 2021  
PUBLIC HEARING AT 7:00 P.M.  
REGULAR MEETING TO FOLLOW  
Chaplin Town Hall, 495 Phoenixville  
Road, Chaplin, CT**

SP21-158 106 Phoenixville Road,  
Town of Chaplin- Applicant, Special  
Permit Application for Fire Depart-  
ment Message Board

Application materials are available for  
review in the Town of Chaplin Town  
Hall, 495 Phoenixville Road, on the  
Town's Website or by appointment.

Doug Dubitsky,  
Chairman

Project:

CHAPLIN FIRE  
DEPARTMENT

Date: 08/23/21

Notes:

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Revisions:

Sign Shape  
Concepts V2

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