

Chaplin Zoning Board of Appeals  
Town of Chaplin, CT  
Regular Meeting Wednesday 23 February 2022 @ 7PM  
Chaplin Library Meeting Room #130 Chaplin Street, Chaplin, CT  
Meeting Minutes

Meeting was called to order in the library conference room, at 7:02PM, Wednesday 23 February, William Rose IV in the chair.

**Attending:**

Juan Roman, first selectman  
William Rose IV, chair  
Victor Boomer, seated as alternate for Israel Alvarez  
Thérèse Smith, seated as alternate for Rosalie Gifford  
William Jenkins, member  
Brandon Kane, member  
Sarah (Sally) Zimmerman  
Allen Olsen

**Minutes from previous meeting (special meeting November 30th, 2021):**

Additions, corrections sought, but there were none.  
Motion to accept: V. Boomer, 2<sup>o</sup>: T. Smith, unanimously accepted

**Communications and Reports:**

- A. Correspondence
- B. Board member reports

There were none.

**New Business:**

Receipt of application for variance for a rear deck, from Zimmerman/Olsen at #46 Chaplin Street

The fee has been given to Val in finance.

HDC public hearing was attended by William Rose and Juan Roman.

William Jenkins observed that documentation clarifying the intended 4' setback from the property line should be provided, as a diagram with dimensions. That documentation should give a precise description of the setback. The whole lot need not be shown, but the deck location must be shown. In particular what is needed is a clear diagram, delineating the setback, focusing on the area of the proposed change.

Ms. Zimmerman stated that an additional diagram will be requested of the surveyor. Mr. Rose suggested that Ms. Zimmerman should, when the diagram is ready, make the board aware of that.

Consideration of time frame for a next meeting ensued. Mr. Rose expects to be away on March 23.

Discussion of process ensued. Acceptance, a public hearing, two announcements to the public through the Chronicle, the first 15 days prior, the second no less than 2 days prior, for example, 3/12 and 3/19. Thirty (30) days for appeal. The next ZBA meeting is planned to be March 30, 7PM, at the library. The meeting adjourned at 7:48 PM.

Respectfully submitted,  
Thérèse M. Smith