

The meeting was called to order at 7:16 PM.

MEMBERS PRESENT: Chair Doug Dubitsky, Vice-Chair Ken Fortier, Pete Fiasconaro (online), Randy Godaire, Dave Garceau, Alternate Peter Haines, Alternate Bob Dubos.

MEMBERS ABSENT: Helen Weingart, Eric Beer, Alternate Bill Ireland.

ALTERNATES SEATED: Peter Haines seated for Eric Beer; Bob Dubos seated for Helen Weingart.

ALSO PRESENT: Zoning Enforcement Officer (ZEO) Jay Gigliotti and Recording Clerk Kathleen Scott.

APPROVAL OF MINUTES 05.09.24 REGULAR MEETING:

Motion to approve by D. Garceau, seconded by P. Haines. Motion carried with abstention by P. Fiasconaro and R. Godaire.

CITIZENS HAVING NEW BUSINESS:

B. Dubos asked about piece of Hop Farms property sold to a neighbor on Bedlam Road and the amount of acreage - another piece was sold previously that would require a subdivision (need to check Land Records). Will discuss Subdivision Regulations at the September meeting.

Motion to add to agenda as Old Business B – Regulation Change to Section 8.11 Logging Operations, by P. Haines, seconded by D. Garceau. All in favor, motion carried.

OLD BUSINESS:

A. 80 Marcy Road:

ZEO J. Gigliotti presented pictures taken in May and July that shows significant progress has been made on cleanup (most of the vehicles are gone – would like to see more progress on the smaller stuff and tires). Stalled their fines totaling \$9,960, giving them until June to show significant progress month to month (Commission would reevaluate their progress to determine whether to reinstate the fines).

- Owner Joan Maclure (with Arthur Maclure) asked how far they need to go for compliance (moving in the right direction - once enforcement starts, the Commission has certain obligations to make sure the property comes into compliance with regulation regarding cars and junk) and presented additional pictures with all vehicles removed in addition to a load of tires – \$12 per tire disposal fee, pile of aluminum and pile of iron (have receipts).
- D. Dubitsky reported on Legislature passing a bill (Producer Responsibility Act) for disposal of tires. Tire Companies will create disposal system to collect all old tires and recycle them – disposal fee charged when you buy the tires (Doug suggested holding off on the tires until the system is up and running and concentrate on other items that need to be removed). Ken Fortier asked if tires would be recycled in the state (2 plants in the state turn the rubber into crumbs for playgrounds and powder to add to asphalt).
Motion to continue abatement of fines for 3 months for 80 Marcy Road and reconvene at the October meeting to decide whether to continue abatement if progress is made, by R. Godaire, seconded by D. Garceau. All in favor, motion carried.

B. Regulation Change to Section 8.11 Logging Operations:

- ***Motion to approve RC24-211 – Chaplin Planning & Zoning Commission – Applicant, proposed revisions to Zoning Regulations Section 8.11 “Logging Operations”, by B. Dubos, seconded by D. Garceau. All in favor, motion carried.***
- ***Motion to set effective date of October 1, 2024 for revised Section 8.11 Logging Operations, by P. Haines, seconded by D. Garceau. All in favor, motion carried.***

NEW BUSINESS: None

CORRESPONDENCE: Letter received from SECCOG regarding regulation change.

REPORT OF THE ZONING OFFICER:

ZEO J. Gigliotti presented monthly report that is available at the Town Hall. Items requiring direction or action are as follows:

2 Permits Issued – (shed relocation on Canada Lane, new single-family residence on Phoenixville Road).

Bestway – The owner intends to apply to ZBA for additional signage on the pylon sign at the road and wants the ability for the sign to switch displayed prices between gas and diesel (Jay presented video). Regulations prohibit flashing or intermittent signs. The Commission interprets the sign as intermittent (flashing if interval is small, intermittent if interval is longer).

Apple Crisp Signage Lighting – The owner submitted a permit to illuminate their sign on Route 6 with proposed ground mounted lighting that shines up (unable to approve due to uplighting prohibited per the regulations). The Commission feels uplighting not appropriate.

Chaplin Senior Center Dodd Stadium Trip – Game is scheduled for July 17, 2024 with limited space available.

ITEMS PRO RE NATA: None

ADJOURNMENT:

Motion to adjourn (8:55 PM) by P. Haines, seconded by B. Dubos. All in favor, motion carried.

Respectfully submitted by,
Recording Clerk Kathleen Scott