

Chair Doug Dubitsky called the meeting to order at 7:05 PM.

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

MEMBERS ABSENT: Eric Beer, Alternate Bill Ireland.

ALTERNATES SEATED: Peter Haines seated for Eric Beer.

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

Motion to add to agenda as New Business B. – FY 2023-24 Chaplin Planning & Zoning Commission Annual Report and New Business C. – 2025 Chaplin Planning & Zoning Commission Meeting Schedule, by P. Fiasconaro, seconded by H. Weingart. All in favor, motion carried.

APPROVAL OF MINUTES 09.12.24 REGULAR MEETING:

Motion by P. Fiasconaro, seconded by H. Weingart. Motion carried with abstentions by D. Garceau and K. Fortier.

CITIZENS HAVING NEW BUSINESS: None

OLD BUSINESS:

A. 80 Marcy Road:

ZEO J. Gigliotti presented photos from October 8th and May and September for comparison with continued cleanup (very noticeable around the barn). Progress has slowed with smaller items to be removed including car parts and tires. Most of the vehicles are gone (car discussed last month no longer there).

- Owner Joan Maclure noted the car has been moved to her other son's house and reported work is temporarily at a standstill due to her son's truck in the shop for repairs. Progress includes removal of the full trailer and working on the aluminum.

P. Haines suggested extending abatement of fines for 6 months with monthly updates of progress.

Motion to continue pause of the fines on 80 Marcy Road until March 13, 2025 with monthly updates by administrative staff, by P. Haines, seconded by D. Garceau. All in favor, motion carried.

NEW BUSINESS:

A. Lisa Ward – Preliminary discussion of 111-117 Willimantic Road:

J. Gigliotti met with owner Lisa (Ward) Rice of Rocking Horse Farm on Willimantic Road to discuss development options (presented map of the property) and is here to talk to the Commission about how it relates to the Zoning Regulations. The property (16 + acres with 2 single family homes and a barn within the Business District) has elevation challenges, part of Aquifer Protection Zone and Natural Diversity Database, and Wetlands.

- Owner Lisa (Ward) Rice presented engineering drawings for the property and is considering a senior housing development (active adult housing for 55 and older) referenced in strategies in the POCD and presented sample projects from other towns (Jay noted senior housing is not in the regulations – would require text amendment to allow use in the Business District with special permit).
- D. Dubitsky suggested looking at section 5.11 in the regulations for uses discussed as needed in town.

B. FY 2023-24 Chaplin Planning & Zoning Commission Annual Report:

J. Gigliotti presented FY 2023 -24 Annual Report.

Motion to approve FY 2023-24 Chaplin Planning & Zoning Commission Annual Report, by R. Godaire, seconded by P. Fiasconaro. All in favor, motion carried.

C. 2025 Chaplin Planning & Zoning Commission Meeting Schedule:

J. Gigliotti presented 2025 Meeting Schedule with no holiday conflicts. The Commission meets on the 2nd Thursday of the month at 7pm at the Chaplin Town Hall (unless noticed otherwise).

Motion to approve 2025 Chaplin Planning & Zoning Commission Meeting Schedule, by D. Garceau, seconded by P. Haines. All in favor, motion carried.

CORRESPONDENCE: None

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:

No Permits Issues.

100 Bedlam Road – Staff received inquiries regarding excavation activities occurring on the property that requires special permit for activities in excess of 500 CY in a given year. The Commission gives the ZEO discretion to gain compliance and authorizes a cease-and-desist order if more effective.

ITEMS PRO RE NATA:

H. Weingart asked about subdivision regulations (working on adding section for smaller lots).

ADJOURNMENT:

Motion to adjourn (8:35 PM) by P. Haines, seconded by H. Weingart. All in favor, motion carried.

Respectfully submitted by,
Recording Clerk Kathleen Scott