

CHAPLIN ZONING BOARD OF APPEALS
Chaplin, CT
Chaplin Library Meeting Room
Regular Meeting Minutes
August 28, 2024

Chair Bill Rose called the meeting to order at 7:29 PM. Members present were Izzy Alvarez, Bill Jenkins, Brendan Kane and Rosalie Gifford. Absent were Board member Therese Smith, Alternate Paul Tetreault and Alternate Jeremiah Rufini.

1. **SEATING OF ALTERNATES:** None

2. **APPROVAL OF MINUTES:**

Motion to approve the July 30, 2024 special meeting minutes, made by Rosalie Gifford, seconded by Izzy Alvarez and carried with abstention by Bill Jenkins.

3. **COMMUNICATIONS AND REPORTS**

A. **Correspondence:** None

B. **Board member reports:** None

4. **NEW BUSINESS**

A. **Review and possible motion on public hearing for application from Mehak Realty owner/applicant for relief of section 8.4.B.4 and 8.4.C of the Chaplin Zoning Regulations for free standing commercial sign at 64-66 Willimantic Road:**

Discussion included: new sign regulations overly restrictive (want safety and business to be successful), bigger Zlotnick's sign not restrictive, toggle sign hardly distracting, need to change the regulation (responsibility of Planning & Zoning – process would take 2-3 months), not the Board's position to override the regulation, concerns with not having history on why recent changes made to the regulations, concerns about setting a precedent, granting variance if hardship demonstrated, importance of visibility (sign needed to sell stuff), other gas stations in town having bigger signs that don't meet the regulations (may have predated zoning), frustration with regulation there from the get go.

- *Motion to review and possible motion on public hearing for application from Mehak Realty owner/applicant for relief of section 8.4.B.4 and 8.4.C of the Chaplin Zoning Regulations for free standing commercial sign at 64-66 Willimantic Road, made by Brendan Kane, seconded by Rosalie Gifford and failed with the following vote:*

YES: Rosalie Gifford, Brendan Kane, Bill Rose.

NO: Izzy Alvarez, Bill Jenkins.

- *Motion to gather more information on reasoning and background on Planning & Zoning Commission's decision for regulation 8.4.B.4 and 8.4.C and possible motion to reconsider decision, made by Bill Rose, seconded by Bill Jenkins and carried unanimously.*

5. **OLD BUSINESS:** None

6. **AGENDA SUGGESTIONS FOR NEXT MEETING:** None

7. **DATE, TIME AND PLACE OF NEXT MEETING:** To be determined

8. **ADJOURN:** Meeting adjourned at 8:17 PM.

*Respectfully submitted by,
Recording Clerk Kathleen Scott*