

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

Chair Bill Rose called the Public Hearing to order at 7:00 PM. Members present were Izzy Alvarez, Bill Jenkins, Brendan Kane and Rosalie Gifford. Absent were Alternate Therese Smith, Alternate Jeremiah Rufini and Alternate Paul Tetreault.

Legal Notice for the Public Hearing published twice in the Willimantic Chronicle (8/17/24, 8/24/24).

1. OPEN PUBLIC HEARING FOR #64-66 WILLIMANTIC ROAD, CHAPLIN.

Mehak Realty Owner/Applicant, Variance Application for relief to section 8.4.B.4 and 8.4.C of the Chaplin Zoning Regulations for free standing commercial sign:

Attorney Dorian Famiglietti is representing owner/applicant Ahmed Choudry for property under construction for new gas station (approved by Planning & Zoning Commission in July 2022) with convenience store, drive-thru and food services. The Board was presented with plans related to variance for signage for the gas station and 2 new food service tenants. State regulations require posting cash and credit price if there is a cash discount (could post both prices – would require a larger sign, most gas stations toggle between cash and credit). Requesting variance to signage for additional 20 sq. ft. for 2 food service tenants so people will know they are there while driving by – public safety and effectiveness (regulation allows up to 32 sq. ft.) and increased height to 16 ft. to accommodate additional businesses (regulation allows height up to 8 ft. above natural grade). Regarding variance for regulation 8.4.C – Toggle sign may be prohibited if considered intermittent (not addressed in the regulations, toggle sign is common practice allowed elsewhere in town). Regulations are overly restrictive with hardship on properties with multiple businesses. Bill Rose asked what would happen if a 4th business was added (dictated by standard Citgo logo, would only be additional 8 sq. ft.). Izzy Alvarez asked if signs could be put on the wall of the building (wouldn't be visible for people driving by, road signs important to generate business – tenants may pull out without one).

No public comment- no audience present.

2. CLOSE PUBLIC HEARING: Public Hearing closed at 7:29 PM.

3. ADJOURN: Meeting adjourned at 7:29 PM.

Respectfully submitted by,
Recording Clerk Kathleen Scott