

CHAPLIN ZONING BOARD OF APPEALS
Chaplin Library Meeting Room
Chaplin, Connecticut
Public Hearing Minutes
December 4, 2024

Chair Bill Rose called the Public Hearing to order at 7:02 PM. Board members present: Izzy Alvarez, Rosalie Gifford, Alternate Therese Smith, Alternate Jeremiah Rufini. Board members absent: Brendan Kane, Bill Jenkins, Alternate Paul Tetreault.

Bill Rose read the Public Hearing notice that was published twice in the Chronicle (11/23, 11/30). A copy of all application materials is available for review in the Chaplin Town Hall, on the Town's Website or by appointment.

Motion to add to agenda as Item 1A – Seat Alternates and move Open Public Hearing for #82 Cross Road, Chaplin to Item 1B, made by Bill Rose, seconded by Izzy Alvarez and carried unanimously.

1. **A. Seat Alternates:** Therese Smith seated for Bill Jenkins; Jeremiah Rufini seated for Brendan Kane.
- B. OPEN PUBLIC HEARING FOR #82 Cross Road Chaplin-Town Towne Engineering-Kevin Smithwick application for variance for property line setback per section 4.1 of the Chaplin Zoning Regulations:** Matthew Maynard from Towne Engineering with property owner Kevin Smithwick presented modified plan moving proposed garage away from the wetlands (original plan not in wetlands but close – Wetlands Commission asked for additional room). Current plan shifts proposed garage 10ft north and west - asking for variance to reduce rear setback from 30 ft to 5ft (variance for side yard no longer needed - conforming). Additional work includes: addressing storm water concerns brought up by Wetlands, expanding the driveway and underground utilities.
 - Izzy Alvarez asked for clarification on size of the garage (24ft x 30ft) and asked about talking to the neighbors (permission from rear neighbor – presented copy of Facebook conversation, side neighbor approves the plan – not over the setback line).
 - Therese Smith asked if only electric can be used for underground utilities with garage note of no bathrooms or water use (could be electric, telecom or fiberoptic) and asked about location of the shed (moved to the rear wetlands to store a mower).
2. **Continue Public Hearing to December 11, 2024:**
Motion to continue Public Hearing to December 11, 2024, made by Therese Smith, seconded by Jeremiah Rufini and carried unanimously.
3. **ADJOURN:** Meeting adjourned at 7:16 PM.

Respectfully submitted by,
Recording Clerk Kathleen Scott