

CHAPLIN ZONING BOARD OF APPEALS

Chaplin Library Meeting Room

Chaplin, Connecticut

Special Meeting Minutes

December 11, 2024

Chair Bill Rose called the meeting to order at 7:10 PM. Members present: Izzy Alvarez, Brendan Kane, Bill Jenkins, Alternate Therese Smith, Alternate Jeremiah Rufini. Members absent: Rosalie Gifford, Alternate Paul Tetreault.

1. SEATING OF ALTERNATES:

*Motion to seat Alternate Jeremiah Rufini for Rosalie Gifford, made by Bill Rose, seconded by Izzy Alvarez and carried unanimously.*

2. APPROVAL OF MINUTES:

*Motion to approve special meeting minutes (September 10, 2024; November 13, 2024) and Public Hearing minutes (December 4, 2024), made by Jeremiah Rufini, seconded by Izzy Alvarez and carried unanimously.*

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 applicant Towne Engineering, owner Kevin Smithwick for property line setback relief of section 4.1 of the Chaplin Zoning Regulations:

Discussion included: approving sounds fine if ok with neighbors; recommendation from Wetlands Chair (needs approval by the Wetlands Commission); legal standard for hardship is land has features that makes it hard to use (meets the definition); Board doesn't have power to waive setback regulations with no hardship (Planning & Zoning would need to change regulations to reduce setback); properties for deck on Chapel Street and liquor store existed before zoning regulations established; owner knew what property was when purchased (no clear delineation of boundary line, purchasing land from neighbor would result in zoning non-compliance for less than 2 acres); existing garage on the house; importance of quality of life to have a deck or pursue hobbies by going through the process; condition of the land meets the hardship.

- Applicant Matthew Maynard noted hardship unique to the land with wetlands that come around to the side of the property - any work would impact, house location, and extremely steep slopes (any other location would cause other factors).

*Motion to approve application from applicant Towne Engineering, owner Kevin Smithwick for property line setback relief of section 4.1 of the Chaplin Zoning Regulations, made by Izzy Alvarez, seconded by Jeremiah Rufini and carried with the following vote:*

*YES: Bill Rose, Jeremiah Rufini, Izzy Alvarez, Brendan Kane.*

*NO: Bill Jenkins.*

*ABSTAIN: None*

5. OLD BUSINESS: None

6. AGENDA SUGGESTIONS FOR NEXT MEETING: Standard meeting agenda.

7. DATE, TIME AND PLACE OF NEXT MEETING: January 23, 2025

8. ADJOURN: Meeting adjourned at 7:35 PM.

*Respectfully submitted by,  
Recording Clerk Kathleen Scott*