

CHAPLIN ZONING BOARD OF APPEALS
Chaplin Library Meeting Room
Chaplin, Connecticut
Public Hearing Minutes
December 11, 2024

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

A copy of all application materials is available for review in the Chaplin Town Hall, on the Town's Website or by appointment.

1. 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 on behalf of owner Kevin Smithwick of 82 Cross Road, Chaplin looking for property line variance for proposed detached garage with no bathroom facilities for room to work on cars and a boat. Hardship is based on existing layout of the land, existing topography, and position of the house to the wetlands on 4.72 acres zoned RAR (created by subdivision in 1999, house built in 2006). Asking just to reduce rear setback from 30ft to 5ft. (meets side yard setback). Proposed garage shifted 10ft south and east from original proposal (working around septic system and well) based on comments by Wetlands Commission for more room and moving existing shed to the back yard for better zoning compliant area. Abutting neighbor Jean Morrison has no exception to proposed garage or variance with copy of Facebook conversation presented at the last meeting.

- Therese Smith asked if any portion of the conversation with rear neighbor was cut out (majority of conversation by phone); asked if neighbor urged in any way (big concern about dumping in the back - will be no dumping); and asked if oil would be collected and removed (will take to the transfer station – highway department will also take to burn).
- Bill Rose walked the property with Wetlands Commission Chair Scott Matthies – pleased with location (needs approval by the Commission).

No public comment.

2. Close public hearing: Closed Public Hearing at 7:09 PM.

3. ADJOURN: Adjourned at 7:09 PM.

Respectfully submitted by,
Recording Clerk Kathleen Scott