



# Town of Chaplin, Connecticut

Incorporated 1822

495 Phoenixville Road, Chaplin, Connecticut 06235

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USPS Certified Mail

Tracking # 70221670000132242843

June 9, 2023

John Filchak, Executive Director  
Northeastern Connecticut  
Council of Governments  
P.O. Box 759  
Dayville, CT 06241-0759

RE: Proposed Chaplin Zoning Regulation Amendments- Various Sections, including Fee Schedule

Dear Mr. Filchak,

In accordance with the Connecticut General Statutes, Section 8-3(b) please find the enclosed drafts of revisions to various sections of the Chaplin Zoning Regulations for your review and comment. These revisions have been proposed by the Chaplin Planning & Zoning Commission, to ensure consistency with the Chaplin Plan of Conservation and Development and the Connecticut General Statutes.

A public hearing date of **July 13, 2023** has been set.

Please forward any comments you may have on the proposed revisions to the following address:

Chaplin Planning & Zoning Commission  
Chaplin Town Hall  
495 Phoenixville Road, Chaplin, CT  
06235

Or by email: [zoningofficer@chaplinct.org](mailto:zoningofficer@chaplinct.org)

I have attached the proposed revisions to the various sections of the regulations, as well as a revised fee schedule. Should you have any questions, please do not hesitate to contact me at (860) 455-0073, or by email at [zoningofficer@chaplinct.org](mailto:zoningofficer@chaplinct.org)

Sincerely,

*Jay Gigliotti*

Jay Gigliotti  
Zoning Enforcement Officer  
Town of Chaplin

## 1.1 Purpose

In accordance with Title 8, chapter 124, of the Connecticut General Statutes, as amended, it is the purpose of these Zoning Regulations for the Town of Chaplin, CT, to carry out the provisions of the Connecticut General Statutes in conformity with Section 8.2 for the purpose of promoting the public health, safety, general welfare, and regulating all uses of land and the uses of buildings. These Regulations are written and amended as necessary by the Chaplin PZC in accordance with the ~~1989 Town Comprehensive~~ Chaplin Plan of Conservation and Development.

## 1.2 Conformity with Regulations Required

Except as ~~hereinafter~~ herein provided, it shall be unlawful to use any land, building or structure, or to erect, construct, reconstruct, or structurally alter, enlarge, or rebuild any building or structure or any part thereof, or to move any building or structure onto any lot unless in conformity with these Regulations.

## Article II Definitions

2.1 Definitions and Construction of Language For the purpose of these Regulations the terms, phrases and words below shall have the meaning given therein: A "person" includes an individual, a corporation, a partnership, or an unincorporated association; "shall" is always mandatory; ~~a "building" includes a "structure" or part thereof;~~ "use", "used" or "occupied" as applied to any land or building shall be construed to include words "intended, arranged or designed to be used or occupied.

## 2.2 Definitions

Home Occupation. A small-scale commercial or light industrial use conducted upon a ~~residential~~ residentially-zoned property ~~which contains a residencee~~. The occupation shall: be carried on wholly within completely enclosed buildings, ~~either within the residencee or within an accessory building located upon the property which meets the required yard/setback(s) for the district;~~ be limited to a maximum of ~~750~~ 1000 square feet; be conducted by the ~~record~~ owner ~~of the residencee~~ or the occupant of the ~~residencee~~ ~~with written permission of the owner of the residencee~~ property; and not employ more than one outside person. No display or advertising shall be exhibited except for a professional name plate of not more than 144 square inches. ~~Only services or articles made on the premises shall be rendered or sold on the premises. Home occupation~~ Home occupations shall not include animal hospital, automotive repair service, barber shop or beauty shop of more than one sink and hair cutting chair, restaurant, tavern, or uses the Commission deems ~~the~~ will be detrimental to ~~a residential~~ the neighborhood, in which the property is situated. The Commission and/or its designated agent reserve the right to limit hours of operation.

Industry, ~~Light~~. Manufacturing, fabricating, assembling, finishing, packaging, processing or research.

\*Junk. Any article which is worn out or discarded, which is ready for destruction, or had been collected for salvage. More than one unregistered, inoperative motor vehicle stored outdoors for more than six months except as otherwise permitted herein.

+Use, Non-Conforming. A use of a building or land or both, which does not conform to an applicable and permitted use pursuant to these Regulations, and which use ~~must have been~~ was in existence at the time these regulations were originally enacted or amended to make the use non- conforming.

## 3.1 Non-Conforming Use Regulations



Any lawful building or the lawful use of any building or premises or any part thereof existing, and in bona fide operation at the time of, or within one year prior to, the adoption of these regulations or any amendments thereto, which does not conform to these regulations, shall be considered subject to the following regulations.

A. Any existing non-conforming building may be restored to its prior condition without a zoning permit, if damaged by fire, flood, storm, accident or other Act of God, provided the commencement of such restoration is undertaken within one year of time of damage. Such restoration may be undertaken beyond the one-year period with a zoning permit, special permit or variance as may be applicable.

B. No non-conforming structure or non-conforming portion of a structure shall be enlarged except by Special Permit.

C. No non-conforming use shall be changed to another non-conforming use substantially different in character, nor to any use not permitted ~~in any district~~ by these regulations in the district in which the property is located, except by Special Permit.

D. No non-conforming use shall be extended except into a space already occupied by a non-conforming use, except by Special Permit.

E. The Commission shall have the power to grant a Special Permit to restore, enlarge, change and/or extend a non-conforming use, building or structure provided such proposed restoration, enlargement, change and/or extension does not result in a use, building or structure in substantially less conformity to these Regulations than the original nonconforming use, building or structure.

#### 4.1 Use Districts

A. For the purposes described in Section 8-2 of Chapter 124 of the Connecticut General Statutes previously referred to, The Town of Chaplin, Connecticut is hereby divided into the following use districts:

RA - Rural Agricultural Residence District

B - Business District

~~L-Light I~~ - Industry District

AZ - Aquifer Protection District

~~MR - Multifamily Residential District~~

#### 5.1 Basic Requirements

A. All uses not specifically permitted are prohibited.

~~B-All~~ B. Except as otherwise provided in these Regulations, all structures and uses of land shall comply with the Height, Area Yard Requirements; Off-street Parking and Loading Requirements; and the regulations governing Signs and Buffer Strip.

#### 5.2 RAR - Rural Agricultural Residence District

A. Permitted Uses:

**B. ~~Industrial~~ Uses Requiring Special Permit:**

1. The Commission may issue a Special Permit to allow ~~other-light~~ the following commercial and industrial uses upon receipt of an application, a Site Development Plan (Section 8.7) and filing fee in accordance with Section 5.2.B. The Commission shall hold a public hearing in accordance with section 8-3 of the General Statutes.

a. The manufacturing, processing, assembly, fabrication and warehousing of goods.

b. Research and development facilities and professional office parks.

c. Other uses as the Commission finds suitable for the Industrial District after a public hearing.

2. The Commission may approve, approve with modification or disapprove such an application after the public hearing. ~~Uses which may be considered shall not be more objectionable or injurious than permitted uses because of smoke, noise, odor, dust, glare, hazardous materials or processes or appearance.~~

3. In considering the proposed commercial or industrial use, the Commission shall be guided by the factors outlined in section 5.2-B-(1)

4. Any use ~~permitted~~ allowed in an RA-Rural Agricultural Residence or B-Business District only by approval of the Commission, shall ~~require~~ be allowed with similar approval of the Commission in a ~~Light~~ an Industry District.

~~5.a Research and development facilities and professional office parks~~

~~5.~~ The Commission may issue a Special Permit to permit establishment of a Junk Yard in ~~a-L-Light~~ an Industry District. The Commission shall hold a public hearing in accordance with Section 8.3 of the General Statutes.

a. In acting on the application the Commission shall consider the local and regional need for such a facility; existing and probable character of neighborhood; present and projected traffic; protection of watersheds, ponds and streams; and safeguards to protect neighborhood from detriment including fire hazard; disposition of materials, enclosure and screening, conformance with local and state codes governing operation; and future use of land if yard is abandoned

**5.6 AZ - Aquifer Protection District**

The Aquifer Protection District (AZ) is an Overlay Zone which exists in addition to and overlapping one or more of the other use districts. The purpose of the Aquifer Protection District is to assure that the use of land, buildings and other structures and site development within its boundaries are conducted in a manner that protects the public health and the usability of the groundwater supply resource and prevents degradation of the quality of the groundwater. The Aquifer Protection District is defined as follows: ~~That land colored green in the Town of Chaplin on the U.S. Geological Survey Map entitled Ground Water Yields for Selected Stratified Drift Areas in Connecticut, 1986.~~ The land identified as surficial stratified drift areas by the CT Department of Energy and Environmental Protection, as shown on the Chaplin Zoning Map.

**B. Prohibited Uses:**

6. Sanitary wastewater disposal to on-site septic systems in an Aquifer Protection District shall not average more than 350 gallons per acre per day. Septic systems for multifamily residences shall be



1. ~~Not more than one single~~ Accept as otherwise permitted in these regulations, not more than one Single-family dwelling, with or without accessory apartment on a lot of two acres or more.
2. ~~Not more than one~~ Accept as otherwise permitted in these regulations, not more than one Two-family dwelling on a lot of four acres or more.
4. Public buildings ~~including~~, churches, libraries, post ~~office, offices, and~~ schools; provided minimum lot areas, yards and parking provisions conform with the regulations for ~~this~~ the use district.
6. Offices of a member of recognized professions such as physicians ~~when situated in the home of the professional person; and home occupations;~~ and Home Occupations.
9. Accessory buildings, structures and uses, including private greenhouse

#### 5.2.B

3. Excavation of Earth ~~excavation, removal of earth products in conformity with~~ Products when a Special Permit is required under sections 8.6, 8.7 ~~and 7~~ and 8.10 of these Regulation
5. Junk Yards ~~operated by the Town or its agent~~ in conformity with ~~5.4.B(6)(a)~~ 5.4.B.5
10. ~~Public parks~~ Parks and recreation areas, reservoirs, ~~non-profit~~ clubs and camps, ~~community fairs under local sponsorship.~~
11. Bed and breakfast tourist home. (This use also requires Site Plan Review as described in section ~~See~~. 8.7 of these Regulations.
16. A second single-family dwelling on a lot of not less than 10 acres provided:
  - a. All applicable building, zoning and health and safety regulations related to the construction of a single-family dwelling are met.
  - b. That the second single-family dwelling is so located on the lot that the lot could be subdivided in conformity with these Regulations, and with the Chaplin Sub-division Regulations, creating two lots each containing at least the minimum lot size in the district, and with each lot and single-family dwelling meeting all applicable frontage, access, setback and bulk regulations. Subdivision of the lot shall not be required to qualify for a Special Permit under this subsection.
17. Other uses as the Commission finds suitable for the Rural Agricultural Residence District after a public hearing.

#### 5.4 ~~L~~ Light I - Industry District

##### A. Permitted Uses:

1. Any use permitted in an RA-Rural Agricultural Residence District and in a B-Business District, subject to same restrictions if a special permit is required.
2. ~~The manufacturing, processing and warehousing of goods, except those processes for which a Special Permit is required; provided, that no noise, dust, odor, vibration or disorder is experienced beyond the lot line of said industry.~~

approved by the Connecticut Department of Energy and Environmental Protection as consistent with maintenance of the quality of groundwater in the Aquifer Protection District.

7. Road Salt storage, except at a site maintained and monitored by the Town of Chaplin.

### **5.7 Performance Standards**

A. No unnecessary dust, dirt, fly ash, or offensive smoke will be ~~emitted into the air~~ transmitted outside the boundaries of the premises.

B. No offensive odors or noxious, toxic or corrosive fumes or gases be ~~emitted into the air~~ transmitted outside the boundaries of the premises.

C. No unnecessary noise be transmitted outside the boundaries of the premises. Noise levels outside the boundaries of the premises shall not exceed those described in the Regulations for Control of Noise in the State of Connecticut for stationary noise and Maximum Permissible Noise Levels for Vehicles in the State of Connecticut for Motor Vehicles.

D. No unnecessary vibration will be transmitted outside of the boundaries of the premises. ~~Noise levels shall not exceed those described in the Regulations for Control of Noise in the State of Connecticut for stationary noise and Maximum Permissible Noise Levels for Vehicles in the State of Connecticut for Motor Vehicles.~~

E. No radiation, will be transmitted outside of the building where it originates. No heat, or glare will be transmitted outside the boundaries of the ~~building where it originates~~ premises.

F. None of the activities or business conducted ~~with on~~ the premises will ~~be hazardous nor have or~~ cause any detrimental effect to adjacent property, nor ~~that shall~~ fire or ~~explosions~~ explosion hazards ~~will~~ exist such as to produce dangerous exposure to adjacent property.

G. No offensive, hazardous or toxic, wastes will be discharged into the air, onto the land or into any wetlands, stream, watercourse or storm drainage.

### **8.1 Trailer, Trailer Coach, Mobile Home**

E. This section is applicable only to residential trailers, trailer coaches and mobile homes, and shall not be construed to apply to travel trailers, camp trailers, storage trailers, equipment trailers, car haulers, food service trailers or any trailer or vehicle used primarily to transport people, goods and/or services.

### **8.3 Minimum Parking Space Requirements**

Home Occupation- 2.0 spaces in addition to those for ~~the~~ each dwelling

4. The Commission may waive the immediate installation of up to 25% of the required parking spaces where sufficient evidence has been presented, in the ~~judgement~~ judgment of the Commission, to show that the reduced parking facilities will adequately serve the proposed use. Before approval of a waiver by the Commission, the applicant shall show upon the Site Development Plan the complete layout for the full parking requirements. The owner shall file that plan in the Office of the Town Clerk, stipulating that the owner, or the successor and, assigns of the owner, will install as many of the waived parking spaces as the Commission deems necessary within 6 months of the Commission's request when, in the opinion of the Commission, such installation is needed.



2. In the RAR district and on properties located in the B district upon which a legally established business or commercial use does not exist, parking or storage of a second commercial vehicle or one single or dual axle trailer with no more than two tires per axle not to exceed a maximum 20,000 lbs. GVW shall be subject to the issuance of a Certificate of Zoning Compliance by the Commission or its agent. If issued, the Commission or its agent may review such Certificate periodically, for compliance. The Certificate may be revoked due to non-compliance. In considering the proposed use, the ~~Chaplin Planning and Zoning~~ Commission, or its agent, may require certain measures to help mitigate the impact of parking commercial vehicles in the RAR and B districts. These measures may include, but are not limited to:

6. Historic vehicles (vehicles twenty-five years or older as of the current calendar year) are exempt from obtaining a Certificate of Zoning Compliance, however, they are not exempt from other regulations contained in section 8.3.C.

7. Not more than one unregistered motor vehicle, or one recreational vehicle, may be parked or stored on a lot in the RAR or B districts, unless the unregistered motor vehicles are stored in a ~~garage or~~ building or structure. In both districts, the parking of one unregistered vehicle, or one recreational vehicle outside of a ~~garage or~~ building or structure is restricted to the rear of the principal building. The single permitted unregistered motor vehicle is subject to the provisions of Sec. 8.3.C.1., if applicable.

#### **8.4.C. Prohibited Lighting**

No flashing, rotating, or intermittent illumination shall be permitted on any sign. Roadside advertising signs shall not use any fluorescent or reflective letters, numbers, symbols, figures or background. §No illumination from any sign shall shine directly into the eyes of any person external to the business' premises, or cause a nuisance from excessive glare. ~~All existing signs which do not conform to these regulations are considered to be non-conforming, and if replaced for any purpose, shall conform to the criteria in Sec. 8.4 of these Regulations.~~

#### **D. Prohibited Positioning of Signs**

1. No sign shall be placed in such a position that it will cause danger to traffic on the street by obstructing the view. [Amended, effective April 6, 2003]

2. Proposed signage and/or alterations to existing signage within the State of Connecticut right-of way for Routes 6 or 198 shall require the express written consent of the State of Connecticut Department of Transportation prior to issuance of a Zoning Permit. (Effective May 7, 2009)

3. ~~All~~ Except as otherwise provided herein, all forms of temporary signage advertising services, specified products, pricing of specified products, promotions, sign boards, springboards, or any signage not permanently affixed to the building or to a free-standing pylon structure in accordance with these regulations is expressly prohibited. (Effective May 7, 2009)

#### **E. Maximum Dimension**

~~No sign shall have a maximum dimension greater than eight (8) feet except as specifically allowed by the Zoning Commission.~~

## 8.7 Site Plan Review Requirements

### A. Purpose:

This section of the Chaplin Zoning Regulations is adopted with the goal of protecting the health, safety, convenience and general welfare of the inhabitants of the Town. These Site Plan Review Requirements are written and amended as necessary by the Chaplin PZC in accordance with the ~~then current 1989 Town Comprehensive Plan of Conservation and Development~~. The Site Plan Review Regulation is intended to regulate the development of structures and sites in a manner which considers the following concerns, and, where necessary, requires modifications of development proposals in order to eliminate or minimize potential problems and nuisances. The principal areas of concern are:

### B. Projects Requiring Site Plan Review:

No permit for the construction, exterior alteration, relocation, or change in use of any building shall be given, and no existing use shall be expanded in floor area except in conformity with a Site Plan approved by the Commission. Site Plan Review shall also be required for the resumption of any use discontinued for more than two (2) years, or for the expansion of any existing use. "Expansion" shall include a floor space increase of twenty-five percent (25%) or more within any 10-year period, or the introduction of new materials or processes not previously associated with the existing use. ~~Approval~~ Except as otherwise provided herein, approval is required for proposals for commercial, industrial, office, multiple dwelling residential developments, municipal developments, institutional, utility, fraternal or recreational developments, earth excavation (see Sec. 8.6), and any use which requires a Special Permit.

Following an optional pre-application conference, and upon written request by the applicant, the ~~Planning and Zoning~~ Commission may authorize modifications to one or more of the Submission Requirements of the site plan application (subsection H) ~~if: (1) the proposed improvements or developments shall not affect existing traffic circulation, grading and drainage, building relationship, environmental effects or any other consideration of site plan approval; or (2) if the~~ if the information required shall be unnecessary for the particular application or the lack of such information shall not impair or prejudice the Commission's determination as to the application's conformity to these Regulations.

### C. Exemptions from Site Plan Review:

4. ~~Customary home occupations~~ Home Occupations;

5. As-of-right uses as ~~defined~~ set forth in ~~the Chaplin Zoning~~ these Regulations

### D. Procedure:

2. For developments also requiring a Special Permit, the applicant shall submit to the Commission in addition to the fee for site plan review, the fee for a Special Permit. (Fees are listed in Sec. 9.3.B., as amended.)

a. The Commission, at its discretion, is authorized to retain the services of professional consultants such as an environmental review team, registered professional engineers, a soil scientist, an architect, a landscape architect, a traffic consultant, a forester or other professional consultants to advise the Commission on any or all aspects of the site plan. The cost of these services shall be ~~born~~ borne by the applicant.



b. Prior to retaining such professional consultants, the Commission shall obtain an estimate of the cost of such consultants' services and shall provide such estimate to the applicant. The applicant shall have five (5) days after receiving such estimate to withdraw the application and receive, within thirty (30) days of such withdrawal, a refund of the fees paid for site plan review and/or Special Permit. The applicant's failure to withdraw the application shall be deemed consent for the Commission to retain such professional consultants at the applicant's expense.

#### E. Submission Requirements:

~~A Site Plan shall be prepared by a registered professional engineer, architect, landscape architect and/or a licensed land surveyor at a scale of one inch equals 20 feet, on standard 24" x 36" sheets, with continuation on 8.5" x 11" sheets as necessary for narrative. A class A2 survey is required. A Site Plan shall include all data, details, and supporting information as outlined in Sec. 8.7.G. [Amended, Effective July 1, 2010]~~

#### ~~H.~~ G. Submission Requirements:

The Site Plan shall include the following data, details, and supporting plans. The number of pages submitted will depend on the proposal's size and complexity. All of the requirements must be met in each plan, with notations explaining the reasons for any omissions. Site plans shall be prepared by a registered professional engineer, architect, landscape architect, and/or licensed land surveyor at a scale of 1 inch equals 20 feet, on standard 24" x 36" sheets, with continuation on 8.5" x 11" sheets as necessary for written information. Site plan shall also be submitted in electronic format acceptable to the Commission. A class A2 survey is required. ~~A class A2 survey of the affected areas is required.~~

7. The location, height, intensity, and lamp type (e.g., fluorescent, incandescent, sodium, mercury vapor) of all external lighting fixtures. The direction of illumination and methods to eliminate glare onto adjoining properties must also be shown. ~~Mercury vapor or fluorescent external lighting shall not be used in residential developments.~~

### 8.9 Alcoholic Liquors

A. The Commission may issue a special permit for the sale of alcoholic beverages in a grocery store or a restaurant, after a public hearing if no part of the premises is located within a radius of 500 feet:

1. From another building where alcoholic liquor, as defined in the Liquor Control Act, is sold or dispensed under the same class of State permit.
2. From the lot boundaries of any school, church, charitable institution, hospital or library.

C. The Commission may issue a special permit for the small-scale production and bottling of alcoholic beverages in any district subject to site plan review pursuant to section 8.7. Such production and bottling of alcoholic beverages shall be subject to all applicable state and federal liquor laws and regulations.

c. No variance shall be allowed from this section unless it can be demonstrated that it can meet the provisions of the floodway requirements in 44 Code of Federal Regulations 60.3.d.(2)-(4). The floodways used for any variance under this section shall be those depicted on the Floodway Maps prepared by FEMA for the Town of Chaplin and adopted by reference in ~~A Section~~ Section 8.12.A of these regulations.

2. No filling shall be permitted nor shall any building permit be issued until a required site plan is approved by the ~~Planning and Zoning~~ Commission and signed by the Chairman of said Commission.

### **9.1 Enforcement Officer**

The Commission shall have an enforcement officer designated by the Commission, and called the Zoning Enforcement Officer. ~~Compensation of the Zoning Enforcement Officer shall be determined by the Commission.~~

### **9.3 Application Procedure for a Zoning Permit:**

#### **A. Requirements to Obtain a Permit:**

~~No~~ Except as otherwise provided in these Regulations, no building or structure may be erected, altered or changed in use and no land use may be commenced unless a permit has been granted by the Commission or its appointed agent. All applications for any permit shall be submitted on forms furnished by the Commission and shall be accompanied by the following

#### **9.3.B Permit Fee Schedule:**

See Next Page



3/9/2023 Revised Fee Schedule for Chaplin Planning & Zoning Commission  
 Accepted by PZC: \_\_\_\_\_ Approved on: \_\_\_\_\_ Effective Date: \_\_\_\_\_

Application Type	Base Fee	+	Unit Fee	+	Public Hearing Fee	+	State Fee	=	Total
<u>PLANNING APPLICATIONS</u>									
Subdivision	\$400	+	\$75/Lot	+	300	+	\$60	=	Variable
Resubdivision	\$400	+	\$75/Lot	+	\$300	+	\$60	=	Variable
Modification to Approved Subdivision	\$200	+	0	+	0	+	\$60	=	\$260
<u>ZONING APPLICATIONS</u>									
<u>Special Permits (Commission)</u>									
Commercial	\$525	+	0	+	\$300	+	\$60	=	\$810
Residential - Limited Farm - Accessory Apartment	\$425	+	\$25/Unit	+	\$300	+	\$60	=	Variable
<u>Zoning Permits (Site Plan Commission)</u>									
Commercial	\$500	+	0	+	\$300	+	\$60	=	Variable
Residential	\$400	+	\$25/Unit	+	\$300	+	\$60	=	Variable
<u>Zoning Permits (Agent)</u>									
New Principal Structure (Single Family)	\$150	+	0	+	0	+	\$60	=	\$210
New Principal Structure (2-Family)	\$300	+	0	+	0	+	\$60	=	\$360

Application Type	Base Fee	+	Unit Fee	+	Public Hearing Fee	+	State Fee	=	Total
<b>Zoning Permits (Agent) Continued</b>									
New Additions to Exist. Structures (Res.)	\$75	+	0	+	0	+	\$60	=	\$135
New Addition to Exist Structures (Comm.)	\$150	+	0	+	0	+	\$60	=	\$210
New Accessory Structures (Residential) (Pools, Sheds, Decks, etc.)	\$75	+	0	+	0	+	\$60	=	\$135
<b>Other</b>									
Zoning Regulation Amendment	\$225	+	0	+	\$300	+	\$60	=	\$585
Zoning Map Amendment	\$225	+	0	+	\$300	+	\$60	=	\$585
Certificate of Zoning Compliance	\$150	+	0	+	0	+	0	=	\$150
Driveway Permit (paved apron)	\$50	+	0	+	0	+	0	=	\$50
Required Driveway Bond	\$2,000	+	0	+	0	+	0	=	\$2,000
Home Occupation Permit	\$200	+	0	+	0	+	\$60	=	\$260
Sign Permit	\$100	+	0	+	0	+	\$60	=	\$160
Excavation	\$500	+	0	+	\$300	+	\$60	=	\$785
Road Access Permit	\$50	+	0	+	0	+	0	=	\$50
Road Access Bond	\$2,500	+	0	+	0	+	0	=	\$2,500
Lot Line Revision	\$200	+	0	+	0	+	\$60	=	\$260
Special Permit Renewal	\$200	+	0	+	0	+	0	=	\$200



## 8.10 Sedimentation and Erosion Control

### B. Definitions:

1. "Certification" means ~~a signed, written~~ an approval by the ~~PLANNING & ZONING COMMISSION~~ (Commission or ~~its designated~~ agent) that a Soil Erosion and Sediment Control Plan complies with the applicable requirements of these ~~regulations~~ Regulations.
2. "Commission" means the ~~PLANNING & ZONING COMMISSION of the TOWN of CHAPLIN, CONNECTICUT.~~ Planning & Zoning Commission.
3. "County Soil and Water Conservation District" means the ~~WINDHAM COUNTY SOIL & WATER CONSERVATION DISTRICT~~ Windham County Soil & Water Conservation District established under subsection (a) of section 22a-315 of the General Statutes.
11. "Soil Erosion and Sediment Control Plan" means a scheme that minimizes soil erosion and sedimentation resulting from development ~~and includes~~ which may include, but is not limited to, a map and narrative.

### C. Activities Requiring a Certified Erosion and Sediment Control Plan:

A Soil Erosion and Sediment Control Plan shall be submitted with any application for development when the disturbed area of such development is cumulatively more than one-half acre.

### +D. Exemptions:

A The development of a single family dwelling that is not part of a subdivision of land shall be exempt from these soil erosion and sediment control regulations unless more than one-half acre of land is disturbed.

### +E. Erosion and Sediment Control Plan:

~~To~~ Unless otherwise specified, to be eligible for certification, a Soil Erosion and Sediment Control Plan shall contain proper provisions to adequately control accelerated erosion and sedimentation and reduce the danger from storm water runoff on the proposed site based on the best available technology. Such principles, methods and practices necessary for certification are found in the Connecticut Department of Energy and Environmental Protection Guidelines for Soil Erosion and Sediment Control ~~(1985)~~ 2002 as amended. Alternative principles, methods and practices may be used with prior approval of the Commission, or its agent. The applicant shall bear the cost of Sedimentation and Erosion control field inspections. Said plan shall contain, ~~but not be listed to:~~

3. Any other information deemed necessary and appropriate by the applicant or requested by the Commission or its ~~designated~~ agent.

### F. Minimum Acceptable Standards:

1. Plans for soil erosion and sediment control shall be developed in accordance with these regulations using the principles as outlined in Chapters 3 and 4 of the Connecticut Department of Energy and Environmental Protection Guidelines for Erosion and Sediment Control 2002 ~~(1985)~~, as amended. Soil Erosion and Sediment Control Plans shall result in a development that minimizes erosion and

sedimentation during construction, is stabilized and protected from erosion when completed, and does not cause off-site erosion and/or sedimentation.

2. The minimum standards for individual measures are those in the Connecticut Department of Energy and Environmental Protection Guidelines for Soil Erosion and Sediment Control 2002 (~~1985~~), as amended. The Commission (or the County Soil and Water Conservation District) may grant exceptions when requested by the applicant if technically sound reasons are presented.

3. The appropriate method from Chapter 9 of the Connecticut Department of Energy and Environmental Protection Guidelines for Soil Erosion and Sediment Control 2002 (~~1985~~), as amended, shall be used in determining peak flow rates and volumes of runoff unless an alternative method is approved by the Commission.

G. Issuance or Denial of Certification:

1. The ~~Planning & Zoning~~ Commission shall either certify that the Soil Erosion and Sediment Control Plan, as filed, complies with the requirements and objectives of this regulation, or deny certification when the development proposal does not comply with these regulations.

I. Inspections:

Inspections shall be made by the Commission or its ~~designated~~ agent during development to ensure compliance with the Certified Plan and that control measures and facilities are properly performed or installed and maintained. The Commission may require the permittee to verify through progress reports that soil erosion and sediment control measures and facilities have been performed or installed according to the Certified Plan and are being operated and maintained.

## 8.12 Flood Plain Regulations

B.2. ~~Non-Profit recreation~~ Recreation facilities without buildings, and

In a flood plain area, except as permitted in section 8.12.B.1, no structure shall be erected, expanded or altered, nor shall any land use be established, or any parcel be subdivided, and no excavation or filling of land be made until a site plan for all proposed structures, land use or fill be approved by the ~~Planning and Zoning~~ Commission. Approval of site plans shall be based upon the following requirements:

6. Flood Storage and Conveyance:

a. Storage: The water-holding capacity of the flood plain shall not be reduced. Any reduction caused by structures, improvements, filling, regrading and any other form of development of land shall be compensated by deepening and/or widening of the flood plain. Storage shall be provided on-site, unless easements have been gained from ~~adjacent~~ adjacent property owners; it shall be provided within the same hydraulic reach; it shall be a volume not previously used for flood storage and shall be hydraulically comparable and incrementally equal to the theoretical volume of flood water at each elevation, up to and including the 100 year flood elevation, which would be displaced by the proposed project. Such compensatory volume shall have an unrestricted hydraulic connection to the same waterway or water body.