Planning & Zoning Commission
Approved Minutes
August 5, 2015

Chairman Graveline called the meeting to order at 7:00 p.m. The meeting was recorded.

Members Present: G. Graveline, A. Havican, J. Crumb and G. Ploski
Alternates Present: K. Kemp
Absent: P. McKinney and D. Santoro
Others Present: Tammy DeLoia, Land Use Inspector

Chairman Graveline sat Ken Kemp for Dave Santoro.

Motion made by G. Ploski, seconded by A. Havican to approve the minutes of July 15, 2015. **Unanimous.**

Correspondence:
1. Prospect Gun Club Re: Letter for Extension of Hours dated June 30, 2015. Chairman Graveline read the letter into the record. Chairman Graveline requested a motion to add the letter from the Prospect Gun Club to the Agenda. **Motion** made by G. Ploski, seconded by K. Kemp to add to the Agenda the letter from the Prospect Gun Club requesting an addition of hours. **Unanimous.**
2. Connecticut Federation of Planning & Zoning Agencies, Quarterly Newsletter, dated Summer 2015. **Motion** made by A. Havican, seconded by G. Ploski to place correspondence on file. **Unanimous.**

Public Participation: Chairman Graveline asked the public for comments if the subject was other than those on the Agenda. There were no comments from the public.

New Business:
a.) Christina Marshall, 6 New Haven Road, Unit 5 – Change of Use Application:
Hair Salon (Roots). Christina Marshall, 2 Knollwood Place, Prospect, CT appeared and presented the commission with a Change of Use Application for a Hair Salon. Also included in the package was a site plan for parking, an approval letter from Chesprocott and a letter of permission from the property owner. After discussion, **Motion** made by A. Havican, seconded by G. Ploski to accept and approve the application for a Change of Use for a Hair Salon. **Unanimous.**
b.) **Andrew Kloc, 6 New Haven Road, Unit 2 – Change of Use Application:**
"Vape" Shop. Andrew Kloc, 11 High Street, Naugatuck, CT, appeared and presented the commission with a Change of Use Application for a "Vape" Shop. The package also included a parking site plan and a letter of permission from the property owner. Mr. Kloc advised that the "Vape" shop is a retail shop selling legal alternatives to smoking tobacco. Mr. Kloc advised that the shop will not be selling tobacco or drug related products. **Motion** made by J. Crumb, seconded by K. Kemp to accept and approve the application for a Change of Use for a "Vape" Shop. **Unanimous.**
c.) **Prospect Gun Club: Extension of Hours.** Jerry Williams, 29 Elaine Court, president of the Prospect Gun Club, requested an expansion to the established hours for the gun club that was set since 1981. J. Williams stated the **Established** hours are as follows:

Friday – 4 p.m. to 6 p.m. or ½ hour before sunset, whichever comes first

Saturday – 9 a.m. to 6 p.m. or ½ hour before sunset, whichever comes first
Sunday – 9 a.m. to 12 p.m.
No Shooting on Easter Sunday

The new request would be to keep the established hours plus **Add** the following:

Thursday - 4 p.m. to 6 p.m. or ½ hour before sunset, whichever comes first
Sunday – 9 a.m. to 3 p.m.
Thanksgiving Friday – 12 p.m. to 4 p.m.
Memorial Day – 12 p.m. to 4 p.m.
Labor Day – 12 p.m. to 4 p.m.

G. Ploski noted that the commission had not received complaints regarding the Gun Club. After discussion, **Motion** made by G. Ploski, seconded by A. Havican to accept the application from the Prospect Gun Club, 221 Cheshire Road to modify the special permit in order to extend the hours of use and to set a Public Hearing on September 2nd, 2015 @ 7:15 p.m. **Unanimous.**

Public Hearing: None

Old Business:

a. **Discussion on Zoning Regulations - Gateway Overlay Zones:** A general discussion was held regarding the process for a 'design review' for the overlay zones of the Western and Northern corridors, for a regulation process for new commercial buildings or an existing building to be modified. Commission members requested that the Land Use Inspector contact an outside source for recommendations.

Land Use Inspector's Report :

42 Summit Road: Land Use Inspector, Tammy DeLoia advised that she had received a response to her inquiry of the number of non-related people living at this residence. Both the home owners and Dungarvin Connecticut, LLC, a Continuous Residential Support Program (CRS) advised that there are two non-related people in residence, with support staff. The resident or a family member/guardian, signs a lease for the people to live there; staff from the CRS are in attendance for support. T. Deloia also stated that the property lease will be up in September and the property owners advised that they will consider if the lease will be renewed.

176 Straitsville Road: T. Deloia stated that she had received a response to her letter from Mr. Chris Caporaso regarding the sign on their property reading "Bodhichitta". Mr. Caporaso stated that both he and his wife practiced Buddhism; the word "Bodhichitta" is a concept for "peace and joy". Mr. Caporaso's request was to respect their practice of Buddhism. **Motion** made by A. Havican, seconded by G. Ploski to place the Land Use Inspector's Report on file. **Unanimous.**

Public Participation: **None**

Adjournment: **Motion** made by A. Havican, seconded by K. Kemp to adjourn the meeting. **Unanimous.** The meeting adjourned @ 8:17 p.m.

PROSPECT, CONN
TOWN CLERK'S OFFICE
RECEIVED FOR RECORD
2015 AUG 20 AM 9:03
Nancy A. Andrews
TOWN CLERK

E. Gil Graveline

E. Gil Graveline
Chairman