

Planning & Zoning Commission
Approved Minutes
February 4, 2015

Chairman Graveline called the meeting to order @ 7:00 P.M. The meeting was recorded.

Members Present: G. Graveline, A. Havican, J. Crumb, G. Ploski

Alternates Present: K. Kemp

Absent: P. McKinney and D. Santoro

Others Present: Tammy DeLoia, Land Use Inspector

Chairman Graveline sat K. Kemp for D. Santoro

Approval of Minutes: **Motion** made by G. Ploski, seconded by A. Havican to approve the minutes of January 7, 2015. **Unanimous.**

Correspondence:

1.) CT Federation of Planning & Zoning Agencies ‘Save the Date’ for CFPZA Annual Conference – March 26, 2015

2.) Connecticut Federation of Planning & Zoning Agencies Quarterly Newsletter

3.) Connecticut Water In Your Community Newsletter (Brochure) – December 2014

Motion made by A. Havican, seconded by K. Kemp to place correspondence on file. **Unanimous.**

Public Participation: Chairman Graveline asked the public for comments and stated that while public comments are strongly encouraged, the commission will only dedicate 5 minutes to any one subject. *Anthony Dorso, 30A Scott Rd.* came to the Commission to propose that he would like to convey a 25 ft. portion of his driveway property to his adjoining neighbor, James Tignella of 30B Scott Rd. This would allow Mr. Tignella fee simple ownership driveway access to Scott Rd. Mr. Dorso explained that this action would abandon the current easement that exists for his property. Chairman Graveline stated that this proposal will limit Mr. Dorso to his one own rear lot, adding that a road would never be able to be put in. After discussion, Commission members agreed to the proposal and added that Mr. Dorso and Mr. Tignella will need to have new deeds placed on the Land Records. *Paul Winterholder, President of the Prospect Lions Club,* appeared before the Commission to discuss signage for the 9th Annual Road Race that will be held on April 11th. After discussion, the Commission asked Mr. Winterholder to come back before them at a future meeting with proposed locations, design and size for their review.

New Business:

a) **Lombard Group Prospect LLC, 26 Waterbury Road & 4 Summit Road Pre-Application Review for proposed Retail/Pharmacy/Development.** Shannon K. Rutherford, P.E., of VHB, and Attorney Franklin Pilicy appeared before the Commission with the applicant, John Lombard of The Lombard Group Prospect LLC, for a pre-application review for a proposed pharmacy at 26 Waterbury Road & 4 Summit Road. Ms. Rutherford advised that the applicant intends to redevelop 4 Summit Road and 26 Waterbury Road with a new 13, 225 sq. ft. CVS/pharmacy and

to make renovations to the remaining portion of the existing rear office building located at 4 Summit Road. Ms. Rutherford stated that the proposed CVS/pharmacy is a traditional retail pharmacy offering one drive-thru, a Minute Clinic, photo processing, health and beauty aids, a small grocery section and other general merchandise. Ms. Rutherford also stated that there will be 65 parking spaces, a loading area and two access driveways; one from Waterbury Road (Rte 69) and one from Summit Road. Ms. Rutherford also discussed proposed setbacks, landscaping and a 6 ft. stockade fence along the residential side of the property. Ms. Rutherford stated that the two parcels of property will be combined; the front buildings on 4 Summit Road will be demolished along with the funeral home on Waterbury Road. Ms. Rutherford also advised that the existing rear building on 4 Summit Road will be renovated to 1,785 sq. ft. for office space with (8) available parking spaces and access via Merriman Lane. After review, Commission members discussed site lines, traffic congestion, access ways, signage, drainage, septic and lighting. Ms. Rutherford thanked the Commission for their time.

Public Hearing: None

Old Business: None

Land Use Inspector's Report: None

Public Participation: None

Adjournment: Motion made by A. Havican, seconded by K. Kemp to adjourn the meeting @ 8:27 P.M. **Unanimous.**

E. Gil Graveline

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Chairman