

Planning & Zoning Commission
Approved Minutes
January 7, 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, G. Ploski, D. Santoro

Alternates Present: K. Kemp, P. McKinney

Absent: None

Others Present: Tammy DeLoia, Land Use Inspector

Motion by A. Havican, seconded by D. Santoro to approve the December 17, 2014 minutes. **Unanimous.**

Correspondence: None

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.

Al DeLelle, 26 Tress Rd, Town Council member and Tom Galvin, 27 Rockridge Terrace, Chairman of the Prospect Town Council, came to the meeting to advise the Commission of the proposed Blight Ordinance that is scheduled for Public Hearing on January 20, 2015 @ 6:30 P.M.

Public Hearing: None

New Business:

2015-2016 Budget (7/1/2015 – 6/30/2016): A discussion took place on the review of the current Budget and expenditures for the following year. The commission made recommendations to the following: Line Item #5600-00 Engineer will remain at \$2,500.00; Line Item #5600-01 Meeting Clerk will decrease from \$5,000.00 to \$4,800.00; Line Item #5600-02 Supplies will remain at \$200.00; Line Item #5600-03 Meetings & Seminars will increase from \$250.00 to \$450.00. Line Item #5600-04 Review Plan. Dev. & PZ Reg will remain as is. The total for the Budget will remain at \$7,950.00. **Motion** made by A. Havican, seconded by G. Ploski to accept the proposed Budget of the Planning and Zoning Commission for Fiscal Year 2015-2016 in the amount of \$7,950.00 with adjustments for a decrease to the Meeting Clerk #5600-01 from \$5,000.00 to \$4,800.00 and to increase the Meetings & Seminars #5600-03 from \$250.00 to \$450.00. **Unanimous.**

Andrew Long, 15 Farmwood Road – Home Occupation Application: Business Office for Telecommunications Company. Andrew Long appeared before the commission to discuss his application for a Home Occupation Application for a Business Office for a Telecommunications Company. A. Long advised the commission that he has been in business since 2006 and was not aware that he needed a permit. A. Long explained that the business is for phone systems. There are no business vehicles or

customers coming to his home and signage was not necessary. A. Long added that other than him, there is a desk for his wife for bookkeeping. Commission members asked if there are deliveries. A. Long advised that on occasion there may be a small package for phones, but no big deliveries. Commission members discussed the option to require a Public Hearing and agreed that due to no signage, customers or traffic created by the home occupation, they did not feel a public hearing was necessary. **Motion** made by J. Crumb, seconded by G. Ploski to accept and approve the Home Occupation Application of Andrew Long, 15 Farmwood Drive for a Business Office for a Telecommunications Company. **Unanimous.**

Old Business:

a. **Proposed Amendments to the Zoning Regulations.** After commission discussion regarding the proposed amendments to the Zoning Regulations, **Motion** made by J. Crumb, seconded by A.

Havican to approve the proposed amendment to Zoning Regulations Section 5.2 Accessory Structures in Residential Zones specifically to amend sub-section 5.2.5.5. **No votes in favor, five votes opposed. Motion does not carry.** **Motion** made by A. Havican, seconded by J. Crumb to approve the proposed amendment to Zoning Regulations Section 3.1 Uses By District to add 'Business Office' to be permitted by Special Permit in IND-1 and IND-2 Zoning Districts. **No votes in favor, five votes opposed. Motion does not carry.**

Land Use Inspector's Report:

Aria Banquet Facility, 45 Murphy Road: Tammy DeLoia, Land Use Inspector, updated the commission on the erosion problem that is taking place on the embankment along the right side of the driveway entrance. After discussion, T. DeLoia advised the commission that a request was made for a final 'as-built'.

176 Straitsville Road – T. DeLoia advised the commission that the large commercial vehicle has been removed from the property.

Overlay Areas – T. DeLoia also provided the commission with a sample of an 'OverLay Area' for their review.

Motion made by A. Havican, seconded by G. Ploski to accept the Land Use Inspector's Report. **Unanimous.**

Adjournment: **Motion** made by A. Havican, seconded by G. Ploski to adjourn the meeting @ 8:04 P.M. **Unanimous.**

E. Gil Graveline

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Chairman

PROSPECT, CONN.
TOWN CLERK'S OFFICE
2015 FEB -5 AM 9:20
TOWN CLERK
Maryann J. Anderson