Planning & Zoning Commission
Approved Minutes
July 15, 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 Al Havican to approve the minutes of July 1, 2015. **Unanimous**.

Correspondence:
1. Letter to P & L Ventures, LLC (Flooring America), 158 Waterbury Road, from Land Use Inspector, Tammy DeLoia dated July 9, 2015. Chairman Graveline read this letter into the record. Chairman Graveline asked the Land Use Inspector if she had received a response. T. DeLoia stated that she had visited Flooring America twice and is still waiting to reach the owner, Mr. Leach. **Motion** made by J. Crumb, seconded by G. Ploski to place the correspondence on file. **Unanimous.**

Public Participation:
Bill Kotsaftis, 41 Summit Road, stated his concern regarding the property at 42 Summit Road. B. Kotsaftis stated that the property is currently rented for a "Group Home". B. Kotsaftis stated that after speaking with Mayor Robert J. Chatfield and Prospect Fire Marshal, Keith Griffin, the property is rented by Dungarvin Connecticut LLC, for a private "Group Home" and not State of Connecticut regulated. B. Kotsaftis stated that in the past several weeks police were called for altercations between two adult females residing at the property. B. Kotsaftis added that Resident State Trooper Matt Comeau, has since sent a letter to the State of Connecticut regarding this "Group Home". B. Kotsaftis asked the Commission if they had authority over the situation. Chairman Graveline asked the Land Use Inspector to contact the owner of the property and Dungarvin Connecticut, LLC about the matter and to look into the number of cohabitating unrelated people that the Zoning Regulations allow.

Old Business:
a. Anthony Dorso, 30A Scott Road – Review of Site Plan: Farm. *Anthony Dorso, 30A Scott Road,* presented to the commission with a site plan designating the areas that he would be using for "beekeeping" and vegetable crops". A. Dorso stated that he would like to extend a farm fence around his property; a driveway gate would be installed for access onto his property from Scott Road. A. Dorso stated that he would also like to add a barn and a "detached storage building" for personal use in the area near his home. Chairman Graveline questioned if A. Dorso would be raising farm animals. A. Dorso stated that he would like to raise chickens. A. Dorso stated that the property is a work in progress and asked the Commission to exempt the current Zoning Regulation to park a farm vehicle 200 ft from any property line. Chairman Graveline questioned the size and type of farm vehicle. A. Dorso stated that he has a dump truck and backhoe: the dump truck's GVW is 19,500 lbs. and without the bed is 10,200 lbs. G. Ploski

stated that the Commission could not give a variance. Chairman Graveline asked A. Dorso to come to the August 5, 2015 meeting with the most updated As-Built: showing more details including the location of structures, driveways, the areas for vegetable crops and "beekeeping" and the proposed barn and "detached storage building" etc. Chairman Graveline also asked to include the area where the farm vehicle would be parked prior to the construction of the barn.

b. Robert Skrip, 106 Cheshire Road, Proposed Amendment to Zoning Regulations Section 3.1, Uses by District to add "Business Office" as a permitted use within the Business District (B) and by Special Permit in the Industrial 1 District (IND-1). After discussion, **Motion** made by G. Ploski, seconded by J. Crumb to approve the application by Robert Skrip, 106 Cheshire Road, for an amendment to Zoning Regulations Section 3.1, Uses by District to add "Business Office" as a permitted use within the Business District (B) and by Special Permit in the Industrial 1 District (IND-1); effective date August 15, 2015. **Unanimous.**

c. **Discussion on Zoning Regulations - Gateway Overlay Zones:** A general discussion was held regarding the aesthetics of the buildings in the Gateway Zones. Suggestions were made for a colonial flare. Chairman Graveline asked to have the definition of Gateway Overlay Zone added to the Regulations once the Gateway Overlay Zone was completed.

Public Hearing: None

New Business: None

Land Use Inspector's Report : None

Public Participation: No comments from the Public were made.

Adjournment: **Motion** made by A. Havican, seconded by K. Kemp to adjourn the meeting. **Unanimous.** The meeting adjourned @ 8:46 p.m.

E. Gil Graveline
RVB

E. Gil Graveline
Chairman

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Marjorie C. Ordway
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