

**Planning & Zoning Commission**  
**Approved Minutes**  
**March 18, 2015**

Chairman Graveline called the meeting to order at 7:06 P.M. The meeting was recorded.

**Members Present:** G. Graveline, J. Crumb, G. Ploski and D. Santoro

**Alternates Present:** K. Kemp

**Absent:** A. Havican, Pat McKinney

**Others Present:** Tammy DeLoia, Land Use Inspector

Chairman Graveline sat Ken Kemp for Al Havican.

**Approval of Minutes:** **Motion** made by D. Crumb, seconded by G. Ploski to approve the minutes of March 4, 2015. **Unanimous.**

**Correspondence:** None

**Public Participation:** None

**New Business:**

a.) **Joseph Geloso, 45 Murphy Road – Discussion on final As-Built Plan: Michael J. DiGioia, Vice President of DONMAR Development Corporation represented Mr. Geloso for Aria Banquet Facility at 45 Murphy Road.** Commission members called Mr. Geloso and Mr. DiGioia before them to discuss the final “As Built” for the Aria Banquet Facility project. Mr. DiGioia advised that the original Site Plan of October 2, 2009 was given with the Special Permit Application in October of 2009. Commission members reviewed the original Site Plan of October 2009 and “As-Built” Plan of October 2013. J. Crumb advised that the final “As-Built” should show exactly what the property has on it, how it is now: structures, water line, drainage, sewers, lighting, and parking. G. Ploski also advised that grading, elevations and easements should also be included. After discussion, Mr. DiGioia stated that he now understands what the Commission is looking for in a “Final” As-Built plan and that he will provide it to them. The Commission discussed the conditions of the slopes and stated that upon receipt of the “Final” As Built Plan, they would schedule a site walk.

**Public Hearing:** None

**Old Business:**

a.) **Discussion on Zoning Regulations – Signs:** Chairman Graveline stated the need to amend the Regulations so that permitted commercial uses in Residential Zones, i.e. funeral homes, would be allowed to have a sign. The Commission concurred.

**Gateway Areas:** G. Ploski requested that the Commission start the process of implementing overlay regulations for both the Northern (Waterbury) and Western (Naugatuck) “Gateway Areas” as outlined in the Plan of Conservation and Development update which became effective February 1, 2014. After discussion, the Commission agreed to pursue the overlay regulations

stating the need for design control measures to keep structures in architectural harmony with the surrounding residential properties.

**Recreational Uses:** Chairman Graveline suggested having a separate workshop on recreational usage due to the amount of information to be reviewed. A special workshop meeting date was set for April 8, 2015 at 7:00 P.M.

**Land Use Inspector's Report:**

**-Rte 69 Auto Sales** –Tammy DeLoia advised the Commission that she had received a complaint and that a letter was sent to advise Mr. Luisi to move the vehicles back to keep the site lines clear. **Motion** made by D. Santoro, seconded by G. Ploski to accept the verbal report of the Land Use Inspector. **Unanimous.**

**Public Participation:** None

Chairman Graveline noted that two (2) new documents were received on 3/4/15 from the Lombard Group Prospect LLC, 26 Waterbury Road & 4 Summit Road: Special Permit Application for a proposed CVS Retail/Pharmacy/Development:

- 1.) "Layout & Materials Plan" dated 2/27/15
- 2.) Traffic Impact and Access Study dated March 2015

**Adjournment:** **Motion** made by D. Santoro, seconded by K. Kemp to adjourn the meeting. **Unanimous.** The meeting adjourned at 8:28 P.M.

*E. Gil Graveline*

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Chairman