

Planning & Zoning Commission
Approved Minutes
March 4, 2015

Chairman Graveline called the meeting to order @ 7:03 P.M. The meeting was recorded.

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

Alternates Present: K. Kemp, Pat McKinney

Absent: D. Santoro

Others Present: Tammy DeLoia, Land Use Inspector

Chairman Graveline sat Ken Kemp for David Santoro.

Approval of Minutes: **Motion** made by G. Ploski, seconded by K. Kemp to approve the minutes of February 18, 2015. **Unanimous.**

Correspondence: None

Public Participation: None

New Business:

- a.) **Donna DiCarlo, 47 Waterbury Road – Change of Use Application: Clothing and Jewelry Boutique, (Golden Light Faceted Gems and Jewelry).** Ms. DiCarlo appeared and presented the commission with a request for a change of use for 47 Waterbury Road. Chairman Graveline read into the minutes a letter from the owner of the property, Tom Santos, giving permission for Ms. DiCarlo's use of the retail space. An approval from Chesprocott Health District was received along with a facility parking plan. Ms. DiCarlo stated that the retail store would include sale of woman's apparel, accessories and a boutique. Ms. DiCarlo also stated that she is a stone cutter and will cut and set semi-precious and precious gemstones on premise. **Motion** made by G. Ploski, seconded by A. Havican to accept and approve the request for Change of Use submitted by Donna DiCarlo, 47 Waterbury Road for Golden Light Faceted Gems & More. **Unanimous.**

- b.) **Corinne DeSantis, 105 Waterbury Road – Change of Use Application: Spa (A Better You).** Ms. DeSantis appeared and presented the commission with a request for a change of use for 105 Waterbury Road. Chairman Graveline read into the record a letter from the Chesprocott Health District giving approval for the change of use with the recommendations that the State of CT guidelines are followed for water usage. Ms. DeSantis supplied the commission with a facility parking plan. Ms. DeSantis advised that the retail space would be used for a spa for hair, manicures and pedicures and massages. **Motion** made by J. Crumb, seconded by G. Ploski to accept and approve the request for Change of Use submitted by Corinne DeSantis, 105 Waterbury Road for A Better You Spa. **Unanimous.**

- c.) **Regional School District 16, 30 Coer Road – Application for Change of Use and Site Plan: Administrative Offices.** Chairman Graveline read into the record a letter from Regional School District 16's Superintendent, Michael P. Yamin, giving permission to allow that Fletcher Thompson be granted authorization to present Regional School District 16's application and site plan for the renovation of Algonquin School into Regional School District 16's administrative offices. Superintendent Yamin also requested the Commission to

waive fees for the change of use and site plan application. **Motion** made by G. Ploski, seconded by A. Havican to waive the fees for the change of use and site plan application for Regional School District 16's Administrative Offices. **Unanimous.** Landscape Architect Barry Blades of Blades and Goven and John Oliveto, the Principal of Fletcher Thompson Inc., provided the commission with copies of the site plan entitled "Algonquin School Alterations" dated 2/27/15. Mr. Blades explained that the school building closest to Rte 69 will be demolished, while the remainder including the Annex would stay. Mr. Blades advised that when the demolition company proceeds with the work, the back paved parking area will be removed. Mr. Blades stated that per the 'Basic Bid' plan, the area in which the building removed will be graveled for the parking area and driveway, while the remainder of the parking lot on the Coer Road side of the building will remain paved and restriped. There will be a total of 86 parking spaces, including the requirements for handicapped parking. Mr. Blades advised that if ample money was allotted, more parking spaces would be added on the Rte 69 side of the property. Mr. Oliveto stated that signage for the administrative offices will be placed at the Coer Road driveway entrance. Mr. Oliveto advised that the demolition project will begin as soon as the current school year ends and that the remodeling phase should begin in August or September with the project finished by year's end. After discussion, **Motion** made by A. Havican, seconded by G. Ploski to accept and approve the application for Change of Use & Site Plan, submitted by Regional School District 16, 30 Coer Road: Administrative Offices. **Unanimous.**

- d.) **Lombard Group Prospect LLC, 26 Waterbury Road & 4 Summit Road: Special Permit Application for a proposed Retail/Pharmacy/Development.** Shannon K. Rutherford, P.E., Director of Land Development and Project Manager of VHB, and Attorney Franklin Pilicy appeared before the Commission with the applicant, John Lombard of The Lombard Group Prospect LLC. Ms. Rutherford provided the commission with the Site plan entitled 'CVS/Pharmacy' #01244, prepared by VHB, dated 2/27/15. Ms. Rutherford also presented the following documents: Special Permit Application, Stormwater Management Report, a Traffic Impact and Access Study and the Site Photolog. Ms. Rutherford advised that she is waiting for the signoff from Chesprocott Health District for the septic system and 'test pits' will be dug within the next few weeks. Ms. Rutherford stated the proposed project will include the existing back office building; a new 13,225 sq. ft. CVS retail/pharmacy-drive-thru, with parking and landscaping. The proposed project will have two driveways, one from Summit Road and one onto Waterbury Road. Ms. Rutherford noted that there was a strong right turn presence going northbound and indicated that it would be the Department of Transportation's decision to interpret if a right turn lane was needed. Ms. Rutherford advised that her intent is to submit to the D.O.T. a proposal for curb-cut, driveways and traffic. After discussion, **Motion** made by G. Ploski, seconded by A. Havican to accept the application from the Lombard Group Prospect LLC, 26 Waterbury Road & 4 Summit Road – Special Permit Application for Retail/Pharmacy/Development as presented. **Unanimous. Motion** made by G. Ploski, seconded by K. Kemp to set a Public Hearing on April 1st, 2015 @ 7:15 P.M. **Unanimous.**

Public Hearing: None

Old Business:

a.) Discussion on Zoning Regulations. The commission held general discussion on proposed permits and timelines for outdoor recreational ranges for target, archery, paintball etc.

Land Use Inspector's Report:

-**Aria, 45 Murphy Road**, Land Use Inspector, Tammy DeLoia provided a proposed final As-Built, dated October 2013 that had been received. After discussion, the commission determined that more information was needed and asked to have owner Joseph Geloso come to the March 18th meeting. Commission members stated that information needs to be added to the As-Built: i.e. elevations, drainage, easements and underground utilities.

-**10A Murphy Road**, a general discussion took place regarding property that is in both Prospect and Waterbury.

Public Participation: None

Adjournment: **Motion** made by A. Havican, seconded by G. Ploski to adjourn the meeting. **Unanimous.** The meeting adjourned @ 8:17 P.M.

E. Gil Graveline

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Chairman