

**Planning & Zoning Commission**  
**Approved Minutes**  
**September 16, 2015**

Chairman Graveline called the meeting to order at 7:02 p.m. The meeting was recorded.

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

**Alternates Present:** K. Kemp

**Absent:** D. Santoro and P. McKinney

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

Chairman Graveline sat Ken Kemp for Dave Santoro.

**Motion** made by G. Ploski, seconded by K. Kemp to approve the minutes of September 2, 2015.  
**Unanimous.**

**Correspondence:**

**1. Letter from Jeff Slapikas, CJN Realty LLC, 115 Waterbury Road, dated 9/15/15 - to Amend Zoning Regulations Section 4.1 Elderly Housing.** Chairman Graveline read into the record the letter from Jeff Slapikas requesting that the application to amend the Zoning Regulations Section 4.1 Elderly Housing be withdrawn.

**2. Town of Prospect, 36 Center Street – Request for approval under Connecticut General Statutes §8-24 for the purchase of 5 Cheshire Road.** Detailed documentation was received from Mayor Robert J. Chatfield to the commission for a request under §8-24 of the Connecticut General Statutes for the Town of Prospect to purchase property located at 5 Cheshire Road. After discussion, **Motion** made by A. Havican, seconded by J. Crumb to support the request of the Town of Prospect for the purchase of property located at 5 Cheshire Road under Connecticut General Statutes §8-24. **Unanimous.** **Motion** made by A. Havican, seconded by J. Crumb to place correspondence on file. **Unanimous.**

**New Business:**

**a. Robert Fetke, Flooring America, 158 Waterbury Road – Application for Updated Site Plan for Parking.** Robert Fetke presented before the commission with an application and parking site plan. R. Fetke advised that at the present time there are three businesses operating from the address of 158 Waterbury Road: Flooring America, Dr. Capozzi and My Little Margie Cleaning Service. R. Fetke advised that there are 46 parking spaces. Land Use Inspector Tammy Deloia advised that for the square footage of the building and the three businesses, 30 parking spaces would be adequate. After discussion, **Motion** made by A. Havican, seconded by K. Kemp to accept and approve the application submitted by Robert Fetke, Flooring America, for an updated site plan for parking at 158 Waterbury Road. **Unanimous.**

Commission member G. Ploski requested to be recused from the discussion of the next application.

**b. Linda Ploski, Trustee for G & G Trust, 103 Union City Road – Application for a Site Plan for a 2 Car - Detached Garage in a Business Zone.** Linda Ploski presented before the commission with an application and site plan to construct a 2 car, 24' x 26' detached garage at 103 Union City Road. After discussion, **Motion** made by K. Kemp, seconded by J. Crumb to

accept and approve the Site Plan Application submitted by Linda Ploski, Trustee for G & G Trust, for construction of a 2 car, 24' x 26' detached garage at 103 Union City Road. **Unanimous.**

G. Ploski was reseated for the remainder of the meeting.

**Public Participation:** Chairman Graveline asked the public for comments if the subject was other than those on the Agenda. There were no comments from the public.

**Land Use Inspector's Report/Gateway Overlay Zones:** T. Deloia gave the commission four documents including two from Planner Chris Wood, one from the Town's Attorney Jennifer Yoxall and the fourth combining all three documents.

Chairman Graveline recused himself from the commission.

**Public Hearing:**

**7:15 Prospect Gun Club, 221 Cheshire Road – Application to Modify Special Permit for Expansion of Hours.** Vice – Chairman A. Havican called the public hearing to order for the Prospect Gun Club, 221 Cheshire Road – Application to Modify Special Permit for Expansion of Hours. Resident, *Joe Magnarella*, 36 Tress Road asked if other commissioners were Gun Club members and if they would recuse themselves as G. Graveline had. G. Ploski advised that he was a member of the gun club, but he would not recuse himself as this was not a conflict of interest nor was it for financial gain. G. Ploski also advised that he had contacted the State of Connecticut's Ethics Committee regarding this matter. A. Havican read into the record the opposing letters from residents concerned about the expansion of the Gun Club Hours: Emily Corbett, Forest Ridge, Cindy Nardoza and Rosetta Chatfield, Tress Road, Carol Gruszka, 37 Tress Road and a petition signed by 23 residents from Tress Road, Chatfield Drive and Cheshire Road. A. Havican proceeded to take comments from the public. *Alice Magnarella*, 36 Tress Road read into the minutes her letter of opposition citing the new Zoning Regulations that are effective as of October 1, 2015 stating acreage (10 acres; now 1 acre) and proximity to private residences (1/2 mile; currently 250 ft) and suggested limiting the members to residents only. *A. Magnarella* asked the commission to do the right thing. *Boardman Kathan*, 229 Cheshire Road stated his opposition citing noise, proximity of residences, non-resident members and the facility being non compliant with the new Zoning Regulations as of October 1, 2015. *Richard Sebastian*, 93 Cheshire Road spoke in favor of the Gun Club stating that with the increase of members, the current hours could not be met by all and more hours are necessary. *Eric Koch*, 75 Salem Road, commented that commission members on September 12, 2015 used a noise meter to monitor the levels at the gun range and surrounding neighborhoods on their site walk; the noise level did not surpass 70dBa. *Don Reilly*, 35A Tress Road advised that he is vehemently against increasing the hours due to several items including the temporary location, the new Zoning Regulations with regard to acreage and proximity to private residences. *D. Reilly* also noted the Zoning Regulations to protect the taxpaying landowners as he relayed his concern regarding the devaluation of his and neighbor's properties should the Sunday hours be increased as most home showings are on Sundays. *D. Reilly* stated that it is not just the decibel levels; it is the constant noise. Commission members visited Rolling Ridge, Boardman Kathan's home and Tress Road, with no significant decibel readings. G. Ploski stated that he had stayed at the gun club's firing range with Don Reilly who shot his 357. A. Havican noted that the highest decibels were at the firing range at a noise level of 85dBa. *Richard Sebastian* noted that the noise meter did not read

over 60dBa. G. Ploski stated that he and the commission realized that this is an inconvenience to the residents. *Beverly Allen, 5 Cornwall Ave.*, questioned if anyone was looking for a permanent facility. *Jerry Williams, 29 Elaine Court* advised that he was not aware of anyone previously checking into this. *Eric Meade, 8 Forestridge Road*, explained that the noise is an ‘echo’ that comes through the woods and is disturbing. *E. Meade* noted that in some cases, extending the hours would mean five continuous days of shooting. *E. Meade* stated that he would not mind expanding to Thursday nights or increasing the hours during the winter months, but asked the Gun Club to consider sound mitigation. G. Ploski stated that the back of the “firing stalls” are open and questioned if the Gun Club would look into some type of sound absorption. *Dan Wheeler, 172 Cook Road*, advised that he is the secretary of the Gun Club and that approximately 10 to 15 permanent facilities have been looked at in the past 30 years; some were out of Town, others within Town, but they were financially unfeasible. Recently, facilities in Harwinton and Colchester were observed. *Dan Wheeler* stated that the Gun Club is waiting for the Water Company to open up their land. *Jerry Williams, 29 Elaine Court* commented that the Gun Club would be willing to consider some type of sound barrier to reduce the “echoes” for an extension of hours. J. Crumb suggested to hire an engineer for ideas and to bring the plans back to the commission for consideration; once an idea is approved an agreement between the Gun Club and the commission could be signed. If the agreement is not followed through, the extension of hours could be denied. *Eric Koch, 75 Salem Road* advised that though the Gun Club does not pay rent or taxes, they have made many donations to the Town and organizations; including a “defibrillator” and donating to the Prospect Fuel Fund. *Dan Semeraro, 136 Summit Road*, Vice-President of the Gun Club advised that he had spent hours trying to purchase a facility at 53 Harwinton Road in Harwinton and also to purchase property in Colchester; but the cost of remediation was too high or the distance was too far. After discussion, **Motion** made by G. Ploski, seconded by J. Crumb to close the public hearing for the Application to Modify a Special Permit for the Expansion of Hours for the Prospect Gun Club, 221 Cheshire Road. **Unanimous.**

Chairman Graveline returned to the commission for the remainder of the meeting.

**Public Participation:** None

**Adjournment:** **Motion** made by A. Havican, seconded by G. Ploski to adjourn the meeting. **Unanimous.** The meeting adjourned at 8:30 p.m.

*E. Gil Graveline*

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Chairman