

**Planning & Zoning Commission**  
**Approved Minutes**  
**April 1, 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:** P. McKinney

**Absent:** K. Kemp

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

**Motion** by J. Crumb, seconded by G. Ploski to approve the March 18, 2015 minutes.  
**Unanimous.**

**Correspondence:**

1. Letter dated 3/18/15 from Mary E. Creaser, Chesprocott Health District re: "A Better You Spa" located at 105 Waterbury Road.
2. Letter re: blight and junk vehicles on Williams Rd. and Sherwood Dr.

**Motion** by A. Havican, seconded by D. Santoro to accept the correspondence. **Unanimous.**

**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. There were no comments from the public.

**New Business:**

**a. Joe Leone, Planet Aid, 28 Waterbury Road – Application for Additional Use: Clothing and Shoes Donation Box.** *Joe Leone, Partnership Coordinator at "Planet Aid"* appeared before the commission with a permit application and a site plan requesting permission to place two "Planet Aid" recycling donation boxes against the rear of the Prospect Shell gas station building located at 28 Waterbury Road. Mr. Leone provided a letter from Hanif Vora, owner of the property, authorizing Mr. Leone and "Planet Aid" to store the donation boxes on the property. Mr. Leone also provided the commission with photographs of the proposed location of the boxes. After discussion, **Motion** by D. Santoro, seconded by J. Crumb to accept and approve the application from Joe Leone of "Planet Aid" for an additional use on 28 Waterbury Road: clothing and shoes donation boxes. **Unanimous.**

**Public Hearing:**

**7:15 p.m. Lombard Group Prospect, LLC, 26 Waterbury Road & 4 Summit Road – Special Permit Application for proposed Retail/Pharmacy/Development (CVS).** Attorney Franklin Pilicy appeared on behalf of the Lombard Group Prospect, LLC. Attorney Pilicy requested that the public hearing be rescheduled until April 15, 2015. After discussion, **Motion** by A. Havican, seconded by D. Santoro to not open the scheduled public hearing on the special permit application of Lombard Group Prospect, LLC for the proposed Retail/Pharmacy/Development of 26 Waterbury Road and 4 Summit Road due to the applicants failure to give proper notice to the abutting property owners and to reschedule the public hearing for April 15, 2015 at 7:15 p.m. **Unanimous.**

**Old Business:**

**a. Proposed Amendments to the Zoning Regulations.** General discussion was held regarding signage for permitted uses located in residential zones and the possibility of mixed uses on industrial zoned properties. Chairman Graveline reminded the commission that a Special Workshop Meeting to discuss *Recreational Uses* will be held on Wednesday, April 8, 2015 at 7:00 p.m.

**Land Use Inspector's Report:** T. DeLoia reported that the updated Zoning Regulations will be finished in the next week or so. She also stated that she received a telephone call from David Carson, the project engineer on the Aria Banquet Facility, 45 Murphy Road, who requested that the commission provide him a detailed list of exactly what they would like on the "Final" As-Built" plan. After discussion, the commission asked J. Crumb to work with T. DeLoia on the requested list.

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

**Public Participation:** None

**Adjournment:** Motion by A. Havican, seconded by D. Santoro to adjourn at 8:26 p.m. **Unanimous.**

*E. Gil Graveline* TD

E. Gil Graveline  
Chairman

PROSPECT, CONN  
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2015 APR 16 AM 9:50  
*Monique L. Anderson*  
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