Planning & Zoning Commission
Unapproved Minutes
August 19, 2015

Chairman Graveline called the meeting to order at 7:00 p.m. The meeting was recorded.

Members Present: G. Graveline, A. Havican, G. Ploski and D. Santoro
Alternates Present: K. Kemp
Absent: J. Crumb and P. McKinney
Others Present: Tammy DeLoia, Land Use Inspector

Chairman Graveline sat Ken Kemp for Jack Crumb.

Motion made by G. Ploski, seconded by A. Havican to approve the minutes of August 5, 2015. **Unanimous**.

Correspondence: **None**

Motion made by D. Santoro, seconded by K. Kemp to add to the Agenda under "New Business" Appointment of the Planning and Zoning Commission member to the Sidewalk Committee Task Force. **Unanimous.**

New Business:
a. Appointment of Planning and Zoning Commission member to the Sidewalk Committee Task Force. After discussion, **Motion** made by D. Santoro, seconded by G. Ploski to appoint A. Havican as the Planning and Zoning Comission member and K. Kemp as the Alternate member on Town Council sub-committee of the Sidewalk Committee Task Force. **Unanimous**.

Land Use Inspector's Report:
Land Use Inspector, Tammy DeLoia, presented to the commission a handout received from *Bob Skrip, 100 Union City Road.* T. DeLoia stated that B. Skrip is seeking permission, on behalf of Harris Corp., to install a satellite communications dish in the SW corner of Industrial Road and Rte 68 to communicate with their counterparts in Alaska. The dish will be placed on sono-tubes without a permanent base. The dish will be approximately 12 ft wide and will be temporary for one to three months. After discussion, commission members advised T. DeLoia to allow the temporary placement for one to three months for the installation of a satellite communications dish at the SW corner of Rte 68 and 100 Union City Road and to have B. Skrip document the placement of the satellite communications dish on the Site Plan.

Public Participation:
Bob Albert, 9 Wilkens Lane, presented his concern regarding his neighbor, Christopher Jackson of 7 Wilkens Lane. B. Albert explained that C. Jackson was granted a permit for Home Occupation for a tree removal service. B. Albert advised that since that time, C. Jackson has been cutting a large amount of wood and storing it on his home property. B. Albert stated that he had previously allowed C. Jackson to bring wood through the access way closest to B. Albert's home into C. Jackson's yard. Currently, there is a good amount of firewood in C. Jackson's yard. B. Albert is concerned that C. Jackson is selling the wood from his property. C. Jackson explained that he stores the wood in his back yard for personal use and not for retail. Chairman

Graveline stated that C. Jackson could cut wood for his own use and not for resale. B. Albert also stated that C. Jackson has (2) two commercial vehicles on his property, one is a "Skid Steer" and the second is a mid-sized pick-up truck. Commission members questioned the size and use of the "Skid Steer". T. DeLoia stated that she has found that "Skid Steers" could weigh between 2,050 lbs to 10,520 lbs which is under the Zoning Regulations 11,000 lb "commercial vehicle" weight limit. B. Albert stated that C. Jackson has one commercial vehicle already on this property and the "Skid Steer" would be a second one. C. Jackson explained that the "Skid Steer" is not used on the road but for his own personal use. B. Albert also stated that C. Jackson would like to construct a driveway of gravel to enter into his own property though C. Jackson does not have a 5 ft sideline for a second driveway. Commission members questioned where C. Jackson's equipment was stored. C. Jackson advised that the pick-up and a small wood chipper are stored in his garage, the "Skid Steer" in the back on his property and the larger equipment is stored elsewhere. C. Jackson advised that the Home Occupation is for an office for his Tree Removal Service. C. Jackson stated that he would like to make a "crushed stone" driveway to "cleanup" the ruts in his yard. Chairman Graveline asked T. DeLoia to observe the area and give an update to the Commission regarding constructing a second driveway.

Public Hearing:

7:15 Proposed Amendments to the Zoning Regulations: Commercial Outdoor Recreational Uses: Chairman Graveline read into the record the "Notice of Public Hearing" for the public hearing as it appeared in the Republican-American on 8/7/15 & 8/14/15 and a Staff Referral Report dated 7/29/15 from Joanna B. Rogalski, Regional Planner for the Regional Planning Commission, Council of Governments of the Central Naugatuck Valley. T. DeLoia provided the commission with a draft that showed the proposed addition to Section 2.2 Definitions: *Recreation Facility, Commercial Outdoor; Firing Range and Firing Range Facility.* The draft also included the proposed addition of Section 4.19 Commercial Outdoor Recreation and Recreation Uses. T. DeLoia noted that this proposal will replace the current Section 4.19 Performance Standards that will become Section 4.20 Performance Standards. T. DeLoia stated that this new regulation would apply to new facilities. Commission members noted that operating hours would be limited by Special Permit and adjusted per case. Chairman Graveline asked the public for comments. No comments from the public were made. After discussion, **Motion** made by G. Ploski, seconded by Al Havican to close the public hearing on the Proposed Amendments to the Zoning Regulations: Commerical Outdoor Recreational Uses. **Unanimous**. **Motion** made by G. Ploski, seconded by D. Santoro to approve the Proposed Amendments to the Zoning Regulations: Commercial Outdoor Recreational Uses with the effective date of October 1, 2015. **Unanimous**.

Old Business:

a. **Discussion on Zoning Regulations – Gateway Overlay Zones:**

A general discussion took place to continue the Gateway Overlay Zones on Rte 69 from the Driving Range to the Center of Prospect at the intersection of Rtes 68 & 69 and on Rte 68 from 130 Union City Road to the intersection of Rtes 68 & 69. Chairman Graveline advised that this would give the commission more control to the visual aspect of the Town when reviewing applications for new development. Chairman Graveline requested that T. DeLoia contact Planner, Chris Wood of Woodbury, for his review. Chairman Graveline also stated that the discussion would be continued at the next meeting on September 2, 2015.

Public Participation:
Donald Reilly, 110 Waterbury Road, came to the commission to discuss a change to the Zoning Regulations regarding parking and storing Oil Trucks in a "Business" zone. D. Reilly stated that as the Oil Trucks are for home fuel delivery and not for wholesale or loading and unloading, the Zoning Regulations have a 'grey' area that does not specify the parking of an Oil Truck in the "Business" zone. D. Reilly stated under Section 3.1 Uses by District, Fuel/Petroleum Products: Manufacture, Sales, Storage & Distribution in the "IND-1" zone are allowed by Special Permit (SP). D. Reilly also advised that under Section 3.1 Uses by District, Gasoline and Service Stations: Motor Vehicle Fuels are allowed in the "Business" zone by Special Permit (SP) and the sale of propane is also allowed by other businesses in Town. D. Reilly stated that he has noticed in other towns, such as Wolcott and Naugatuck, the Oil Company vehicles, such as Musco Fuel or Thurston, are parked in "Business" zones. Commission members questioned the size of the vehicles. D. Reilly advised that the vehicles are single axles with a GVW of 33,000 lbs each. D. Santoro questioned environmental impact when parking the vehicles outside. D. Reilly stated that the vehicles are parked inside a commercial garage, but recently were parked outside for a few weeks due to a mechanical problem of another vehicle. G. Ploski asked D. Reilly to note what he would like to have added to the Zoning Regulations and to bring the information before the commission for review.

Adjournment: **Motion** made by A. Havican, seconded by G. Ploski to adjourn the meeting. **Unanimous.** The meeting adjourned @ 8:33 p.m.

E. Gil Graveline RBM

E. Gil Graveline
Chairman

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Marjorie A. Ordway
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