

Planning & Zoning Commission
UN-Approved Minutes
June 3, 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, K. Kemp

Absent: None

Others Present: Tammy DeLoia, Land Use Inspector

Motion by G. Ploski, seconded by A. Havican to approve the minutes of May 20, 2015.
Unanimous.

Correspondence: None

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.

New Business:

a. **4 Union City Road, St. Anthony's Church, Site Plan Amendment:** *Jim Ashe, 14A Old Log Town Rd.*, appeared on behalf of Father Mark Suslenko and St. Anthony's Church. Mr. Ashe presented the commission with a Site Plan showing modifications to the existing parking lot. Mr. Ashe advised that the proposed modification is to close off the two existing driveways along Rte 69 and create a new driveway entrance along Rte 69 with one access lane for entering and two lanes for exiting the property. Mr. Ashe also stated that one of the two existing Rte 68 driveways will be eliminated with the remaining driveway having one lane to enter the property and two lanes to exit onto Rte 68. After discussion, **Motion** by D. Santoro, seconded by A. Havican to accept and approve the application for modifications to St. Anthony's Church parking lot at 4 Union City Road, as presented. **Unanimous.**

b. **20 Union City Road, Rte 68, V Mart - Application for Added Use: Propane exchange cylinders.** *Tabrej M. Vahora, 30 Calabro Ave, Waterbury, CT 06706*, appeared and presented the commission with a letter from the building owners, Domenico and Franca DiLoreto giving permission for the retail sales of propane exchange tanks. Mr. Vahora also presented the commission with a letter from Prospect Fire Marshal, Keith C. Griffin, of which Chairman Graveline read into the record. Mr. Vahora also presented a site plan showing where the propane exchange tanks would be placed. Mr. Vahora stated that the existing recycling bins will be removed. After discussion, **Motion** made by G. Ploski, seconded by D. Santoro to accept and approve the application for added use at 20 Union City, Rte 68, V Mart, for propane exchange tanks. **Unanimous.**

c. **Regional School District 16, Administrative Offices, 30 Coer Road – Application Modification of Site Plan.** *Robert Pryor of GM2 Inc. and John Oliveto of Fletcher Thompson* appeared and presented the commission with an application and site plan modifications for 30 Coer, Regional School District 16's Administrative Offices. Mr. Pryor advised that Algonquin School will be demolished in the early part of July with the Annex remaining; the new building will conform to the Zoning Regulations as it will be 30% smaller than the previous building.

Mr. Pryor also advised that the driveways to Rte 69 and Coer Road will remain. After discussion, **Motion** made by J. Crumb, seconded by G. Ploski to accept and approve the application and modified site plan, submitted by Regional School District 16, 30 Coer Road: Administrative Offices. **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).

K. Shannon 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. The following documents were received from Ms. Rutherford: Traffic Impact and Access Study, Revised May 2015; VHB Memorandum dated 6/3/15 RE: Proposed CVS/pharmacy Store, Supplemental Traffic Engineering Investigation Waterbury Road at Chandler Drive Prospect, CT; Proposed CVS/pharmacy Site Plan Exhibit dated June 2015; CVS/Pharmacy, Building View May 11, 2015; CVS Pharmacy, Truck Turn, Movement Plan 2- TT-2 – 2/27/15; CVS Pharmacy, Truck Turn Exhibit TT – 1ALT – 6/3/15; CVS Pharmacy, Conceptual Off-Site Improvement Plan – 2/10/15; Commission members reviewed the CT DOT comments, the revised site plan revision dated 5/29/15 and a letter from Shannon Rutherford dated 5/29/15. Ms. Rutherford explained that suggestions for modifications received from the CT DOT and Rob Baltramaitis, P.E., the Town’s traffic engineer, were made. Ms. Rutherford continued that the proposed Rte 69 driveway has been removed and relocated on Chandler Dr. adding that Rte 69 will be widened to allow southbound traffic to continue to flow when a vehicle is waiting to turn left onto Chandler Dr. Ms. Rutherford further explained that Chandler Dr. would be widened by 10 ft and taper down to 5 ft past the driveway entrance.

Ms. Rutherford stated that the Chandler Dr. driveway will be 30’ wide and has been moved 14 ft to the east allowing better tractor trailer access from Rte 69. Concrete “rumble strips” will be added to the driveway entrances to improve trailer truck access. The septic system has been updated to address comments from Chesprocott Health District and account for the relocated driveway. The Stormwater management system was not impacted by the revisions. The parking for the office building was modified to allow for (2) parking spaces within the carport, (2) parallel parking spaces along the southeast edge of the pavement; 6 spaces in the small parking lot for a total of (10) spaces for the office. A hedgerow of *Ink Berries* will be added to the sidewalk side of Rte 69. Attorney Franklin Pilicy read a letter into the record from the applicant, Mr. John Lombard of Lombard Group Prospect, LLC stating that upon approval, a donation in the amount of \$75,000.00 will be given to the Town of Prospect for a Transportation Fund which may be used, at the Town’s discretion, for additional traffic mitigation “which could include traffic calming measures”. Attorney Pilicy advised that the revised plans submitted meet all zoning codes. Chairman Graveline read into the record the following opposition letters received from *Joel and Terry Meisel, 12 Merriman Lane, Prospect* dated 5/15/15; *Kathleen Barber, 23 Chandler Dr., Prospect* dated 5/20/15 and *Joseph L. Gomez, 261 New Haven Road, Prospect* dated 6/3/15. Chairman Graveline asked the public for comments. *Roger Allen, 30 Summit Rd,* relayed his concern that fire equipment would not be able to reach the building at peak traffic times. Mr. Charlie Baker, Traffic Engineer for VHB appeared and discussed the updated traffic study. *Nancy Via, 31 Chandler Dr.,* commented on the traffic that would be lined up to pass onto Rte 69 from Chandler Dr. Ms. Via questioned the location of the entrance of CVS’ driveway to Ion Bank’s driveway. Ms. Via also asked that the applicant consider some of the older trees on the property, one in particular is “double trunked” and has been referenced in several books. *Easton Sullivan, 24 Chandler Dr., Mike Marino, 22 Chandler Dr., Cindy Royale, 27 Chandler*

Dr., and *John VonVlack, 8 Merriman Lane* raised concerns of traffic at peak hours, tractor trailers blocking the intersection, school bus stops and accidents. *Joseph Gomez, 261 New Haven Rd.*, commented on the peak traffic times. *Theresa Graveline, 20 Corinne Dr.*, commented that the applicant and engineers have made good strides with adhering to all concerns. Ms. Graveline stated that the timing of the traffic lights from Scott Rd., Summit Rd., Rte 68, Rte 69 and Old Schoolhouse Rd. need to be properly timed. Ms. Graveline questioned sign height and placement. Chairman Graveline advised that a lower more eye-appealing sign could be placed on the Rte 69 side now that the driveway entrance had been moved. Ms. Graveline stated that she appreciated the change that Mr. Lombard made to the design of the building with “cottage” type windows and brick, but advised that she would like to see a lower pitch to the roof line. Mr. Hillman stated that the roof line pitch is 9” and could be lowered to 7”. Commission members stated that for snow load, the 9” pitch roof line would be best. *Easton Sullivan, 24 Chandler Dr.* stated concern about snow plowing citing site line impairment. Ms. Rutherford advised that she and Charlie Baker would contact CT DOT to see if a sign, such as ‘Do Not Block Intersection’, could be placed on Chandler Dr. G. Ploski requested a final Site Plan. Ms. Rutherford stated that a final Site Plan will be provided to the commission. Chairman Graveline continued the Public Hearing until Wednesday, June 17, 2015 at 7:15 p.m.

Old Business:

a. **Discussion on the Spring 2015 CFPZA quarterly newsletter: “Notice Mistakes Doom Zone Amendment”.** After discussion, Tammy DeLoia, Land Use Inspector advised that, in the future, the clerk for Planning and Zoning will submit to the Town Clerk, the application and/or letter for Zone Change, a copy of the property description (metes and bounds) and a copy of the map showing the proposed change.

b. **Discussion on Zoning Regulations:** The commission held general discussion.

Land Use Inspector’s Report: None

Public Participation: None

Adjournment: Motion by A. Havican, seconded by G. Ploski to adjourn the meeting. Unanimous. The meeting adjourned @ 9:34 p.m.

E. Gil Graveline

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Chairman