

Planning & Zoning Commission
UN-Approved Minutes
May 20, 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, K. Kemp

Alternates Present: P. McKinney

Absent: D. Santoro

Others Present: Tammy DeLoia, Land Use Inspector

Chairman Graveline sat Ken Kemp for David Santoro

Motion made by J. Crumb, seconded by G. Ploski to approve the minutes of May 6, 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. **Mañor Patel, 104 Waterbury Road, Change of Use: “Subway”** – ‘Subway’ franchise owner, Mañor Patel, 57 Scott Road appeared before the Commission with property owner Antonio DiPietro and his son Joseph DiPietro of 29 Ken Oaks Dr., Danbury, CT 06810. Mr. Patel presented the Commission with his application and plot plan for a Change of Use at 104 Waterbury Road for a “Subway” Restaurant. Mr. Patel stated that he is working to obtain Chesprocott’s approval at this time. After discussion, **Motion** by A. Havican, seconded by K. Kemp to accept and approve the Change of Use application submitted by Mañor Patel for a “Subway” Restaurant at 104 Waterbury Road contingent on Chesprocott’s approval and an updated parking plan being provided to the Land Use Office. **Unanimous.**

b. **Harris Corp., 100 Union City Road – Special Permit Application: Research and Development:** Property owner, Bob Skrip, 106 Cheshire Road appeared before the commission with Tom McKeefery of Harris Corporation and presented to the commission a Special Permit Application for Research and Development at 100 Union City Road. A parking plot plan was submitted for the 10,000 sq. ft. building. Mr. McKeefery explained that there will be 8 employees; the corporation leased the entire 10,000 sq. ft. space with utilization of 2500 sq. ft. for research and development for communications for the FAA. **Motion** made by G. Ploski, seconded by A. Havican to accept the application from the Harris Corp., 100 Union City Road – Special Permit Application for Research and Development as presented. **Unanimous.** After discussion, **Motion** made by G. Ploski, seconded by A. Havican to set a Public Hearing on June 17, 2015 @ 7:30 p.m. **Unanimous.**

c. **Andrew Adames, Señor Pancho’s, 280 Cheshire Road, Application to Modify Site Plan to fence in lawn area for outdoor events.** Andrew Adames, 41 Punkup Road, Oxford, owner of Señor Pancho’s, 280 Cheshire Road, appeared and presented the commission with a plot plan stating that he would like to place a 6 ft. high pool – fence along the grassed area of his property for outdoor daytime activities. Mr. Adames advised that the activities will be seasonal from May

1st through September 15, possibly September 30th with curfew times for these events. After discussion, **Motion** made by G. Ploski, seconded by A. Havican to accept and approve the application for Señor Pancho’s, 280 Cheshire Road to modify the site plan to fence in the lawn area for outdoor events. **Unanimous.**

d. Robert Skrip – Proposed amendment to Zoning Regulations Section 3.1 Uses By District to add Business Office as a Permitted use within the Business District (B) and by Special Permit within the Industrial 1 District (IND-1). Robert Skrip, 106 Cheshire Road appeared before the Commission to request a text change amendment to Zoning Regulations Section 3.1 Uses by District to add “Business Office” as a Permitted use within the Business District (B) and by Special Permit within the Industrial 1 District (IND-1). After discussion, **Motion** made by G. Ploski, seconded by A. Havican to accept the application and set a Public Hearing on July 1st, 2015 @ 7:10 p.m. **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) – (Continued from 5/6/15). Attorney Franklin Pilicy appeared before the Commission to request a continuance of the Public Hearing for the previously submitted Special Permit application for the proposed Retail/Pharmacy/Development (CVS). Attorney Pilicy advised that VHB is working on the CT DOT comments of the traffic study. Attorney Pilicy asked that any commissioner’s concerns be addressed through the Land Use Department to be sent to Shannon Rutherford, the project engineer. Chairman Graveline advised that the Public Hearing would be continued until June 3, 2015 at 7:15 p.m.

Old Business: None

Land Use Inspector’s Report: None

Public Participation: Carol Brooks, 105 Straitsville Road, questioned the zoning for the property between the strip mall plaza and the Firehouse on Rte 69. Commission members stated that the 40 acre+ parcel contains a large amount of wetlands and is residentially zoned.

Adjournment: **Motion** by A. Havican, seconded by G. Ploski to adjourn the meeting. The meeting adjourned at 7:54 p.m. **Unanimous.**

E. Gil Graveline

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Chairman