

**Planning & Zoning Commission**  
**UN-Approved Minutes**  
**November 4, 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, D. Santoro and J. Crumb

**Alternates Present:** K. Kemp

**Absent:** P. McKinney

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

**Approval of Minutes:** **Motion** made by J. Crumb, seconded by D. Santoro, to approve the minutes of October 21, 2015 as submitted. **Unanimous.**

**Correspondence:** None

**Public Participation:** None

**New Business:**

a. **Ken Faroni, O & G Industries, 147 Salem Road – Annual Review of Special Permit.** Ken Faroni, Director of Planning & Permits for O & G Industries, appeared on behalf of O & G Industries for their annual review of the Special Permit for their quarry site at the corners of Spring and Salem Roads. A certificate of performance bond in the amount of \$377,000.00 and a certificate of insurance were submitted. Mr. Faroni stated that O & G had received an extension to its Inland Wetlands permit until 2019. Mr. Faroni noted that there are no complaints from the neighbors regarding trespassing activities. Mr. Faroni also informed the Commission that an explosive company had approached O & G Industries to request storage of explosives on the Prospect site and he may be coming before the Commission in the future for this purpose. While there is no active crushing of material at the site, Mr. Faroni stated that there is ongoing maintenance and monthly inspections of the property. It was the consensus of the Commission to allow O & G Industries to not actively work their permit area for 2016 and that this work inactivity shall not result in a revocation of their permit as stated in Section 3.7.5.1 of the Regulations.

b. **Vora Bros. LLC, 28 Waterbury Road – Application for Additional Use – “Subway”**  
*Maýor Patel, 52 Waterbury Road, “Subway” franchise owner, appeared before the Commission with property owner Abdul Latif Vora and his brother Hanif Vora of 2729 Black Rock Turnpike, Fairfield, CT 06825. Mr. Patel stated that he is selling his “Subway” franchise to the Vora Brothers and Hanif Vora presented the Commission with his application and parking plan for an Additional Use at 28 Waterbury Road for a “Subway” Restaurant. Mr. Vora stated that they have spoken with the Fire Marshall and Chesprocott and have received approval from both. After discussion, **Motion** by G. Ploski, seconded by A. Havican to accept and approve the Application for an Additional Use submitted by Hanif Vora for a “Subway” Restaurant at 28 Waterbury Road. **Unanimous.***

**Public Hearing:** None

**Old Business:**

a. Don Reilly – Discussion on Possible Changes to Zoning Regulations Section 3.1

RE: Fuel Petroleum Products. *Don Reilly, 110 Waterbury Road* appeared before the Commission with his tenant, Scott Phillips to discuss possible changes to Zoning Regulations Section 3.1 Re: Fuel Petroleum Products. Land Use Inspector, Tammy DeLoia stated that she had spoken with the Town’s Fire Marshall and was advised that the oil trucks could be parked inside, unlike propane trucks that had to be stored outside. D. Reilly advised that he would like to ask for a Regulation change to allow for the parking of the oil trucks in a Business Zone. G. Graveline advised that the Regulation change would affect everyone in that zone within the Town. After discussion, G. Graveline suggested that D. Reilly submit an application for an Amendment to the Zoning Regulations and present it to the Commission.

**Land Use Inspector’s Report:** T. DeLoia gave a follow-up to the previous complaint of ‘orange’ canvas storage bins at the corner of Hemlock and Cook Road. T. DeLoia stated that a letter was sent to the home owner with no response; the next step would be an enforcement letter. D. Santoro asked T. DeLoia to check on 16 Bayberry as he had received two phone calls regarding two (2) boat trailers and a large camper being stored at this property. T. DeLoia also stated that she had heard from Joseph Geloso owner of Aria stating that he is working with Dave Carson and will be submitting an As-Built. **Motion** made by D. Santoro, seconded by A. Havican to place the Land Use Inspector’s Report on file. **Unanimous.**

**Public Participation:** None

**Adjournment:** **Motion** made by A. Havican, seconded by D. Santoro to adjourn the meeting. **Unanimous.** The meeting adjourned @ 7:52 p.m.

*E. Gil Graveline*

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Chairman