

Planning & Zoning Commission
Unapproved Minutes
October 21, 2015

Vice-Chairman A. Havican called the meeting to order at 7:03 p.m. The meeting was recorded.

Members Present: A. Havican, G. Ploski, D. Santoro and J. Crumb

Alternates Present: K. Kemp

Absent: P. McKinney and G. Graveline

Others Present: Tammy DeLoia, Land Use Inspector

A. Havican sat Ken Kemp for Gil Graveline.

Approval of Minutes: **Motion** made by G. Ploski, seconded by D. Santoro, to approve the minutes of October 7, 2015 as submitted. **Unanimous.**

Correspondence:

1. Connecticut Federation of Planning & Zoning Agencies - Quarterly Newsletter - Fall 2015

Motion made by J. Crumb, seconded by K. Kemp to place the correspondence on file.

Unanimous.

A. Havican advised the Commission that J. Crumb will be the representative from P & Z for the Sidewalk Task Force.

Public Participation:

Tom Galvin, Chairman of the Prospect Town Council came to the P & Z Commission to give an update regarding the sales offer the Town of Prospect made to Regional School District 16 to purchase Community School.

New Business:

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

RE: Fuel Petroleum Products. *Don Reilly, 110 Waterbury Road* advised the Commission that at the P & Z meeting of August 19, 2015 he was asked to write a possible Zoning Regulation change that could allow for home heating oil delivery vehicles to be stored in the (B) Zone.

D. Reilly stated that he came to the meeting this evening to give to the Commission two (2) proposals for a Zoning Regulation amendment to add to Section 3.1 that could allow for retail heating oil companies to park their vehicles in a (B) zone garage with a special permit. The following are the suggested proposed amendments: (1) Fuel/Petroleum Products: Wholesale Sales, Storage Tanks, Distribution and Manufacture would be by special permit (SP) under (IND-1) Zone. Fuel/Petroleum Products: Retail Sales and distribution of heating fuels would be by special permit (SP) under (B) and (IND-1) Zones. (2) Fuel Petroleum Products: Home heating fuel delivery trucks to be stored inside locked garage within (B) and (IND-1) Zones with a special permit (SP). G. Ploski stated that the proposed changes would have an effect on every business zoned property in town. D. Reilly stated that there are many cross services such as plumbing and heating within the business and industrial zones. K. Kemp questioned the size of the trucks that would be stored. G. Ploski stated that the standard size of trucks carrying home heating oil is approximately 3,500 gallons. A. Havican advised that discussion will continue on the submitted proposals.

Set Meeting Dates for 2016: After discussion, **Motion** made by G. Ploski, seconded by D. Santoro to approve the proposed 2016 meeting dates as presented. **Unanimous.**

Public Hearing: None

Old Business:

a. **Prospect Gun Club, 221 Cheshire Road – Application to Modify Special Permit for the Expansion of Hours.** Commission members reviewed the draft of the Resolution of the Approval of the Modification of the Special Permit for the Prospect Gun Club. D. Santoro stated that the Modification of the Special Permit for the Prospect Gun Club should include the presentation and installation of a sound mitigation system by an “acoustical” engineer. A. Havican reviewed the hours on the draft Resolution of Approval in which the Commission would vote on; no holiday hours were included:

- Thursday – 4 p.m. to 6 p.m. or ½ hour before sunset, whichever comes first**
- Friday - 4 p.m. to 6 p.m. or ½ hour before sunset, whichever comes first
- Saturday - 9 a.m. to 6 p.m. or ½ hour before sunset, whichever comes first
- Sunday - 9 a.m. to 12 noon
- Thanksgiving Friday – 9 a.m. to 12 noon**
- No shooting on Easter Sunday

After discussion, **Motion** made by J. Crumb, seconded by K. Kemp to approve the draft of the Resolution of Approval of the Modification of Special Permit for the Prospect Gun Club with the addition of a sound mitigation system by an “acoustical” engineer to be presented to the Commission and installed prior to the new hours being implemented. A vote was called for. 4 Approved/ 1 Abstained, G. Ploski. **Motion passes.** Commission members stated that after the sound mitigation system is installed, the Commission could re-evaluate the situation to see if the sound mitigation system had improved the noise levels, then a review of additional hours could be considered.

Vice-Chairman A. Havican stated that in the Commission’s Judgment, the application complies with the criteria set forth under Section 12.10 Special Findings of the Prospect Zoning Regulations.

b. **Discussion on Zoning Regulations - Gateway Overlay Zones:** The Commission reviewed and held discussion on a revised draft of the proposed Gateway Overlay Regulations. After discussion, **Motion** made by G. Ploski, seconded by J. Crumb to set a Public Hearing on December 2, 2015 at 7:10 p.m. to add a new Section 4.19 Gateway Overlay Districts to the Zoning Regulations and to amend the Town of Prospect’s Zoning Map to include the Gateway Overlay Zones. **Unanimous.**

Land Use Inspector’s Report: Land Use Inspector, Tammy DeLoia read into the record an email that she had received from Mark Gustaferrri, owner of 50 Waterbury Road referencing the discussion that his tenant had with the Commission on signage. M. Gustaferrri advised that he was not in favor of “Totem Pole” style signs as this is a distraction to drivers. M. Gustaferrri stated that he preferred a “marquee” sign with the address number displayed as he had on his

properties and he felt that the Zoning Regulations were fine and should not change do to the discussion at the previous meeting.

Public Participation: Marilyn Bonyai, 18 Woodcrest Drive advised the Commission of a concern regarding the unsightly "orange" canvas storage units at the corner of Hemlock and Cook and asked T. DeLoia to look into the problem.

Bob Albert, 9 Wilkens Road advised that he had worked on oil trucks for many years and stated that due to a hazard regarding fumes, the trucks should be outside at night; in particular to be kept behind locked-in fencing.

Adjournment: Motion made by D. Santoro, seconded by J. Crumb to adjourn the meeting. **Unanimous.** The meeting adjourned @ 8:00 p.m.

Al Havican
Al Havican
Vice-Chairman

Margaret L. DeLoia
TOWN CLERK
PROSPECT, CONN
TOWN CLERKS OFFICE
2015 OCT 23 PM 1:40
BEST COPY FOR RECORD