

Planning & Zoning Commission
Unapproved Minutes
October 7, 2015

Chairman Graveline called the meeting to order at 7:02 p.m. The meeting was recorded.

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

Alternates Present: K. Kemp

Absent: P. McKinney

Others Present: Tammy DeLoia, Land Use Inspector

Motion made by J. Crumb, seconded by G. Ploski, to approve the minutes of September 16, 2015. **Unanimous.**

Correspondence:

1. Wood Planning Associates invoice dated October 1, 2015. **Motion** made by G. Ploski, seconded by A. Havican to authorize payment of an invoice in the amount of \$350.00 from Wood Planning Associates; Re: Project: Prospect Zoning Regulations Revisions – Gateway Overlay District Planning Consulting Services per your email request of August 31, 2015.

Unanimous.

2. Staff Referral Report, from Joanna B. Rogalski, NVCOG, 49 Leavenworth Street, Suite 303, Waterbury, CT: Re: Section 4.1 Elderly Housing. **Motion** made by D. Santoro, seconded by G. Ploski to place the correspondence on file. **Unanimous.**

Public Participation: Chairman Graveline asked the public for comments if the subject was other than those on the Agenda. *Tanya Schnipper, 50 Waterbury Road, owner of Prospect Jewelers* presented before the Commission with her concern regarding signage. T. Schnipper advised that she felt with the growth of the Town and the ‘loosening of the sign regulations’ there was a lack of proper action. T. Schnipper advised that her specific concerns were with window signs, especially the ‘Neon’ signs and road signs. T. Schnipper advised that where her business is located, in the ‘Crosspointe’ plaza; the building is too recessed, with no signage for all of the suites in the building only a large brick number sign; many of her customers have missed her business due to this. Commission members questioned if she had spoken with the landlord. T. Schnipper remarked that she had, but to no avail due to the Commission regulations on signage. T. Schnipper stated that she would like to see a larger type road sign showing all businesses in her plaza. T. Schnipper also commented that in her opinion, if there was a bigger sign showing the names of the businesses then less signage would be displayed in the windows. J. Crumb commented that the owner of the plaza designed the ‘number’ sign to show where the businesses are located.

Bob Albert, 9 Wilkens Lane, advised that if a larger sign for the businesses were to be placed at ‘Crosspointe’ plaza, drivers on Rte 69 would stop to read the sign and more accidents would take place.

New Business: None

Public Hearing: None

Chairman Graveline recused himself from the commission.

Vice-Chairman A. Havican seated Ken Kemp for Gil Graveline.

Old Business:

a. Prospect Gun Club, 221 Cheshire Road – Application to Modify Special Permit for the Expansion of Hours. Vice – Chairman A. Havican conducted the meeting on the Prospect Gun Club, 221 Cheshire Road – Application to Modify Special Permit for the Expansion of Hours. Land Use Inspector, T. DeLoia advised that due to the absence of Commission member D. Santoro for the September 16, 2015 meeting, D. Santoro came in before tonight’s meeting to listen to the tape of that meeting in its entirety. D. Santoro commented that he attended the Site Walk at the Gun Range and noted that the decibels were within the Town’s noise ordinance. D. Santoro also stated that the Gun Club had grown and he understood the need for more hours, but that he also took into consideration the homeowners concerns. D. Santoro advised that he was in favor of the extension of hours during the week, but no extension to the hours on weekends or holidays. A. Havican advised that he was also in favor of the week day hours but leave Sundays as is and extend the holiday hours until 12 noon. G. Ploski stated that the best interest would be for morning hours until 12 noon including holidays, but no afternoons. J. Crumb stated that he would like holidays until 12 noon, Sundays until 12 noon, Saturday’s until 4 p.m. and Thursday’s 4 p.m. to 6 p.m. D. Santoro stated that he was not in favor of holiday hours. K. Kemp advised that he was in favor of the extension of hours during the week, but no weekend or holiday hours. After discussion, A. Havican summarized the days and hours, with the agreed upon expanded hours **in bold** as follows:

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 Holidays

No shooting on Easter Sunday

The Commission agreed that the above stated expanded hours are contingent upon the Prospect Gun Club presenting the Planning and Zoning Commission with an acceptable sound mitigation plan and asked T. DeLoia to draft a ‘Resolution’ to be discussed and voted on at the next meeting.

K. Kemp was unseated as Chairman Graveline returned to the commission for the remainder of the meeting.

b. Discussion on Zoning Regulations - Gateway Overlay Zones: After discussion, The Commission stated that they would like to review the handouts received from T. DeLoia and discuss the material further at the next meeting.

Land Use Inspector’s Report:

In accordance with discussions held earlier this year, T. Deloia asked the commission if they would like to set a Public Hearing on the proposed revision to **Section 8.3 Signs Allowable in RA-1 and RA-2 Zones** to add a new Section 8.3.5 to read “One detached sign not to exceed twenty-four (24) square feet in area shall be allowed on any lot in a Residential Zone which has a permitted use per Section 3.1 Uses by District. **Motion** made by G. Ploski, seconded by A. Havican to set a Public Hearing for Wednesday, November 18, 2015 @ 7:10 p.m. on the

proposed revision to **Section 8.3 Signs Allowable in RA-1 and RA-2 Zones** to add a new Section 8.3.5 to read "One detached sign not to exceed twenty-four (24) square feet in area shall be allowed on any lot in a Residential Zone which has a permitted use per Section 3.1 Uses by District." **Unanimous.**

D. Santoro questioned if Mr. Reilly had contacted T. DeLoia regarding the parking of oil trucks in the Business Zone on 110 Waterbury Road. Commission members requested that T. DeLoia address the issue and send a Cease and Desist letter to Mr. Reilly. G. Ploski advised that the change, if applied, would be for the entire Town within this Business Zone, not just for this one area.

G. Graveline questioned the 'Bond' for Aria, 45 Murphy Road and what exactly the Commission was waiting on. T. DeLoia stated that she has not received the final As-Built and will follow-up. **Motion** made by A. Havican, seconded by G. Ploski 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 @ 8:30 p.m.

E. Gil Graveline RB
E. Gil Graveline
Chairman

Margaret L. Andrews
TOWN CLERK
PROSPECT, CONN
TOWN CLERKS OFFICE
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