Planning & Zoning Commission
Approved Minutes
February 17, 2016

Chairman Graveline called the meeting to order at 7:00 p.m. The meeting was recorded.

Members Present: G. Graveline, D. Santoro, K. Kemp and J. Crumb
Alternates Present: None
Absent: A. Havican, P. McKinney and G. Ploski
Others Present: Tammy DeLoia, Land Use Inspector

Approval of Minutes:
After discussion, **Motion** made by J. Crumb, seconded by K. Kemp to approve the minutes of February 3, 2016 as amended. **Unanimous.**

Correspondence: None

Public Participation: None

New Business:
a.Richard Tuckey, 14 Waterbury Road, Change of Use –Masonry (Tuck's Masonry and Tile). R. Tuckey appeared and presented the commission with an application, plot plan and approval letter from the owner of 14 Waterbury Road for a request for a change of use. R. Tuckey commented that he would like to run a small masonry business in the existing garage. R. Tuckey advised that he will have a desk and some tools but no retail or outside storage. R. Tuckey also advised that the building has electricity only, with no sewer or water. Land Use Inspector, Tammy DeLoia advised that the building was once used as a lawnmower repair shop. After discussion, it was the consensus of the Commission that R. Tuckey's proposed non-conforming use was the same or less intense from what it was previously. R. Tuckey stated that he would like to place a sign on the property advertising his business. Chairman Graveline advised that R. Tuckey would need to see the Land Use Inspector to discuss placement of the sign and then note the placement on the plot plan. **Motion** made by D. Santoro, seconded by K. Kemp to accept and approve the request for Change of Use submitted by Richard Tuckey, 14 Waterbury Road for 'Tuck's Masonry and Title'. **Unanimous.**

Public Hearing: None

Old Business:
a. **Discussion on Zoning Regulations Fee Schedule**
A general discussion was held on the Zoning Regulations Fee Schedule. Handouts were given of a fee schedule worksheet. T. DeLoia stated that she had included some of the suggestions made by Chairman Graveline and added fees for the Zoning Board of Appeals consisting of an Appeal of ZEO Decision and an Approval of Location (DMV) among other additions and deletions. After discussion, the Commission concluded that they will continue to discuss the increases further before setting a Public Hearing.

Land Use Inspector's Report:
T. DeLoia gave the Commission handouts of a Supreme Court case of Reed v. Town of Gilbert (Arizona). This case involves a church that did not have a building and placed directional signs throughout the Town of Gilbert to advise of their meetings. T. DeLoia stated that many attorneys believe that this case will be changing Zoning sign regulations across the country. T. DeLoia advised that the Town's Attorney, Jennifer Yoxall is currently evaluating the situation and will give feed back once more is known. **Motion** made by K. Kemp, seconded by J. Crumb to place the verbal report by the Land Use Inspector on file. **Unanimous.**

A brief discussion was held regarding sidewalks in Subdivisions.

Public Participation: None

Adjournment: **Motion** made by D. Santoro, seconded by J. Crumb to adjourn the meeting. **Unanimous**. The meeting was adjourned @ 8:22 p.m.

E. Gil Graveline FBM
E. Gil Graveline
Chairman

PROSPECT, CONN
TOWN CLERKS OFFICE
RECEIVED FOR RECORD
2016 MAR -3 AM 9:50
Maryann C. Andrews
TOWN CLERK