

**Planning & Zoning Commission**  
**Approved Minutes**  
**February 3, 2016**

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

**Members Present:** G. Graveline, A. Havican, K. Kemp and J. Crumb

**Alternates Present:** G. Ploski

**Absent:** P. McKinney and D. Santoro

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

Chairman Graveline sat G. Ploski for D. Santoro.

**Approval of Minutes:**

**Motion** made by G. Ploski, seconded by A. Havican to approve the minutes of January 20, 2016.  
**Unanimous.**

**Correspondence:**

1. Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter Winter 2016
2. 68<sup>th</sup> Annual CFPZA Conference-Thursday, March 17, 2016
3. CFPZA-Save the DATE and Notice of Annual Membership Dues Increase

**Motion** made by K. Kemp, seconded by G. Ploski to place correspondence on file. **Unanimous.**

**Public Participation:** None

**Old Business:**

a. **Don Reilly - Proposed Amendment to Zoning Regulations Section 3.1 Uses by District to allow indoor storage of Home Heating Oil Trucks having a maximum tank capacity of 3,000 gallons by Special Permit within a Business Zone.** G. Ploski recused himself from the discussion. Chairman Graveline advised that his concern was that the amendment to the Zoning Regulation would impact the entire Town and not just one property. Chairman Graveline continued that this amendment did not go along with Prospect's Plan of Conservation and Development and the recent implementation of the Gateway Overlay Zone that had recently been put into effect that called for a regulation of the appearance of buildings in the Business Zones. Chairman Graveline stated that he had a concern that the proposed amendment does not limit the number of trucks per garage even though the trucks would be parked inside. Chairman Graveline continued that the parking of these vehicles is allowed in the industrial zones of the Town and he did not have a problem with that. A. Havican agreed with Chairman Graveline and also stated that he had agreed with D. Santoro as at the previous meeting D. Santoro raised his concern that this proposal did not go along with Prospect's Plan of Conservation and Development. J. Crumb stated that as the new Gateway Overlay Zone was recently put into effect, it shouldn't be changed. K. Kemp stated that there was no correlation between sizes of the lots to store the vehicles as many were smaller lots. K. Kemp also advised that though this proposal began as a good intention, it could lead to something that the Commission and Town did not want. After discussion, **Motion** made by A. Havican, seconded by K. Kemp to approve the Proposed Amendment to Zoning Regulations Section 3.1 Uses by District to allow indoor storage of Home Heating Oil Trucks having a maximum tank capacity of 3,000 gallons by Special Permit within a Business Zone. 0 Approved / 4 Opposed. **Motion does not carry.**

G. Ploski was reseated.

**Public Hearing:** None

**New Business:**

a. **Discussion on Zoning Regulations Fee Schedule** – The Commission held general discussion. Chairman Graveline suggested creating a fee for a Certificate of Zoning Compliance. The Commission will continue to discuss the increases at future meetings before setting a Public Hearing.

b. Discussion - **Up-Zoning from RA-1 to RA-2 vacant 2-Acre+ lots in the Public Water Supply Watershed areas of the Connecticut Water Company and South Central Regional Water**. After discussion, **Motion** made by G. Ploski, seconded by A. Havican to set the Public Hearing date of April 6, 2016 at 7:10 p.m. **Unanimous**.

**Land Use Inspector's Report:**

T. DeLoia stated that she had attended a CAZEO meeting. The speaker was Attorney Mark Branz who informed the group that there is a Bill before the House proposing to take away the Town's requirement to publish legal notices. The notices would then be presented on the Town's websites. T. DeLoia stated that the Attorney did not know if this would be presented at this session, as the House session was short.

**Public Participation:** None

**Adjournment:** **Motion** made by A. Havican, seconded by G. Ploski to adjourn the meeting. **Unanimous**. The meeting adjourned at 8:26 p.m.

*E. Gil Graveline*

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Chairman