

Planning & Zoning Commission
Approved Minutes
January 20, 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, D. Santoro and J. Crumb

Alternates Present: None

Absent: P. McKinney and G. Ploski

Others Present: Tammy DeLoia, Land Use Inspector

Approval of Minutes:

Motion made by J. Crumb, seconded by D. Santoro to approve the minutes of January 6, 2016 as submitted. **Unanimous.**

Correspondence: None

Public Participation:

Mike Palmerie, 19 Amber Court, representing Prospect Memorial Funeral Home came to the Commission to request permission to place 'Traffix Devices' (folding plastic barricades with lights) during services at the Funeral Home as a safety precaution when police officers are not available. M. Palmerie gave handouts of diagrams of the 'Traffix Plastic Folding Barricade' to the Commission for review. M. Palmerie explained that the placement of the barricades would be at the Funeral Home entrance, one on each side of the driveway, one on the corner of the property that borders Orchard Drive and one on the center of the grassed property of the Post Office that was preapproved by the property owner. Commission members questioned if the barricades would block the sightline. M. Palmerie stated that the sightline would not be impaired as the barricades would be placed well within the property but viewable for people to know that there is a service going on. M. Palmerie advised that he had spoken with Administrative Lieutenant Nelson J. Abarzua of the Prospect Police Department and received his support on this action. Questions were raised regarding an additional street light. M. Palmerie advised that he will check with Eversource on this matter. After discussion, it was the consensus of the Commission to allow M. Palmerie to go forward with his request.

Old Business: None

Public Hearing:

7:10 p.m. 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 (continued from January 6, 2016). Chairman Graveline advised that he had listened to the recording of January 6, 2016 and is up to date on the meeting. Chairman Graveline asked Don Reilly to continue with any comments that he may have. *Donald Reilly, 35A Tress Road* commented that as a resident of Prospect for approximately 50 years he has watched Prospect become a very successful business community; which he noted is due to home based businesses, retail and restaurants and manufacturing. *D. Reilly* stated that there are 19 garages in Town, including the Town Garage on Rte as 68, a lawn-care company on Rte 68 and Duracore on Rte 69; some storing caustic chemicals without restrictions. *D. Reilly* read into the record his letter dated 1/20/16 advising of (9) zoning regulation changes that have been made over the years including an Auto transport

service in the Industrial Zone, a Banquet facility in the Commercial Zone and a Gunsmith in the Business Zone that have not caused an influx of these types of businesses nor have had a negative impact on the Town. *D. Reilly* asked the Commission to consider his proposal for this amendment with flexibility. Chairman Graveline asked the public if there were any questions or comments, hearing none Chairman Graveline asked how many trucks (1, 2, 3, 4) could be stored on a property as the proposed amendment does not state adding that this zone regulation change is not for one property but for all in the Business Zone. *Scott Philips, 25 Clark Hill Road* suggested to the Commission to set a number on how many trucks could be stored on one property. *Glen Noble, 27 Waterbury Road* stated that as a property owner of a property in the center of Town and the owner of a fuel oil company, this amendment could be to his benefit but could also have a negative impact on him if a limit was set on the number of oil trucks a business could have. Chairman Graveline stated that he could not change what was requested. Commission members suggested to look at the size of the properties as some Business properties are very small for the numbers of oil trucks to be stored. *D. Santoro* questioned how this zone regulation amendment would affect the Gateway overlay zone as styles of garages would need to be considered. *Glen Noble* questioned why the amendment was only for oil trucks and not for propane. Land Use Inspector *Tammy DeLoia* commented that per the Fire Marshal, propane vehicles could not be stored inside while oil trucks could be. Chairman Graveline asked if there were any other questions and hearing none, **Motion** made by *A. Havican*, seconded by *K. Kemp* to close the Public Hearing. **Unanimous.**

New Business:

a. **47 Waterbury Road, Change of Use Application – Barber Shop: No Action Taken**

b. **Discussion on Zoning Regulations Fee Schedule:** *T. DeLoia* gave the Commission a copy of the Zoning Fees and Consultant Expenses Fee Schedules with a worksheet showing the comparisons of fees for Prospect, Bethany, Cheshire and Oxford. After discussion, the Commission asked *T. DeLoia* to make changes to the Prospect fee schedule that could be reviewed at the next several meetings of P & Z.

Land Use Inspector’s Report: *T. DeLoia* advised the Commission that she will provide a listing of vacant 2-Acre+ lots in the Public Water Supply Watershed properties of the Connecticut Water Company and South Central Regional Water (New Haven Water Company) to be up-zoned from RA-1 to RA-2. *T. DeLoia* stated that this up-zone goes along with the Action Plan of the Plan of Conservation and Development. **Motion** made by *J. Crumb*, 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 *J. Crumb* to adjourn the meeting. **Unanimous.** The meeting adjourned at 8.27 p.m.

E. Gil Graveline

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Chairman