

Planning & Zoning Commission
Approved Minutes
May 18, 2016

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

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

Alternates Present: None

Absent: G. Ploski and P. McKinney

Others Present: Tammy DeLoia, Land Use Inspector

Approval of Minutes:

Motion made by D. Santoro, seconded by K. Kemp to accept the minutes of May 4, 2016 as submitted. **Unanimous.**

Correspondence:

1. United States of America Federal Energy Regulatory Commission Re: Algonquin Gas Transmission, LLC (dated 4/29/16)

Motion made by A. Havican, seconded by J. Crumb to place correspondence on file. **Unanimous.**

Public Participation: Chairman Graveline asked the public for comments if the subject was other than those on the Agenda. There were no comments from the public

New Business:

Land Use Inspector Tammy DeLoia advised the Commission that she had received two Change of Use requests. T. DeLoia stated that an application for an insurance office (Farmers Insurance) to be located at 104 Waterbury Road, had been approved; the office will have one agent and possibly one staff member. The second request is for 64 Waterbury Road that will be the new location of the Chinese Restaurant that was previously in town. The applicant will be applying for a Special Permit and will come before the Commission as the restaurant will now have a drive-thru.

Public Hearing:

7:10 p.m. Michael Begin, Northwest CT Public Safety Communication Center, Inc., 28 Cheshire Road –Application to Change Zone from Residential 1-Acre (RA-1) to Business (B). Michael Begin appeared before the commission and presented the proof of mailings to the abutting property owners. Chairman Graveline read into the record the “Notice of Public Hearing” as it appeared in the Republican-American on 5/6 & 5/13/2016. Chairman Graveline asked Michael Begin to explain his request for the Zone Change. M. Begin advised that his business is IT (computers) which services commercial accounts such as Attorneys and Doctors. M. Begin stated that he expects to have very little foot traffic. Chairman Graveline advised that this request is only for a zone change from Residential to Business (B) Zone, and regardless of what will occupy the property now, any use that is allowed in the “B” zone could possibly occupy this property in the future if the application is approved. It was the consensus of the Commission was that the change from RA-1 zone to a Business zone would be a good fit. K. Kemp questioned the amount of parking. M. Begin stated that there are 20 parking spaces. T. DeLoia stated that the property has been used as a Business property for over the past 20 years. T. DeLoia also stated that according to the Town’s Plan of Conservation and Development this property is located in the Town’s Center Village which the Plan encourages a mix of retail, office, schools, government buildings and parks. Chairman Graveline asked for comments from the public. After hearing none, **Motion** made by J. Crumb, seconded by K. Kemp to close the Public

Hearing. **Unanimous.** The Chairman asked the commission for further discussion. After hearing none, **Motion** made by A. Havican, seconded by D. Santoro to approve the Application of Michael Begin, Northwest CT Public Safety Communication Center, Inc. for a Change of Zone on 28 Cheshire Road from Residential 1-Acre (RA-1) to Business (B); effective date June 15, 2016. **Unanimous.** Chairman Graveline stated that the Zone Change from an RA-1 to Business (B) is in accordance with Prospect's Plan of Conservation and Development.

Old Business:

Discussion on Zoning Regulations Section 3.1 Uses by District. The Commission reviewed portions of the Zoning Regulations Section 3.1. Chairman Graveline stated that recent changes to Section 3.1 Uses by District came from the public's input. After discussion, T. DeLoia gave the Commission additional handouts from the Towns of Goshen, New Hartford and Prospect for the Commission to review regarding "Farming" and "Agriculture".

Land Use Inspector's Report:

-T. DeLoia advised the Commission of a call she received from the owner of Flooring America, 158 Waterbury Road. The owner stated that he received a complaint about one of his employees repairing the Flooring America vehicles in the garage. After discussion the commission agreed that if the use was only for Flooring America vehicles, that a permit would not be required. The commission also requested that the owner of Flooring America provide a letter confirming the following: 1) that only Flooring America vehicles would be repaired/serviced in the garage; 2) advising how the oil and fluids are discarded; and 3) what hours the vehicles would be worked on. The Chairman added that if complaints are received the commission will require the owner to appear before the commission to re-visit the matter.

-T. DeLoia advised the Commission that John Lombard the developer at 26 Waterbury Road (CVS/office building) has requested minor modifications to accommodate field conditions that have come up. 1) Large old tree near the intersection of Rt. 69 and Summit Road – some of the trees roots needed to be cut to install the sidewalk in accordance with the State DOT's sidewalk plan. A State of CT arborist will be on site to inspect the situation on 5/20/16. After discussion, the commission has authorized T. DeLoia to follow the recommendations of the State arborist. 2) Due to topography and site line issues, the stockade fencing has been adjusted along the Summit Road entrance and along the rear of the property bordering Chandler Drive and Merriman Lane. After discussion, the Commission gave their consensus for the fence to be modified.

Public Participation:

Marcia Shultz, 40 Woodcrest Drive, questioned if there would be a mini-clinic at CVS. T. DeLoia stated that currently it would not, but there would be room for a future mini-clinic if decided.

Adjournment:

Motion made by A. Havican, seconded by D. Santoro to adjourn the meeting. **Unanimous.** The meeting was adjourned at 8:05 p.m.

E. Gil Graveline

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Chairman