

Planning & Zoning Commission
Unapproved Minutes
August 3, 2016

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

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

Alternates Present: Greg Ploski

Absent: D. Santoro and Richard Blanc

Others Present: Tammy DeLoia, Land Use Inspector

Chairman Graveline sat G. Ploski for D. Santoro

Approval of Minutes:

Motion made by K. Kemp, seconded by G. Ploski to approve the minutes of July 20, 2016 as submitted.
Unanimous.

Correspondence: None

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:

a. **Prospect Limousine Service LLC, 123 Union City Road, Unit #6, Application for Special Permit for Limousine Service.** Wendy Hamelin, 31 Waterbury Rd., representing Prospect Limousine Service LLC, appeared and presented the Commission with an application including a letter of approval from the landlord of 123 Union City Road for occupancy, an abutters list and a site plan. W. Hamelin advised that Prospect Limousine Service LLC would be moving to 123 Union City Road, Unit #6 in an Industrial 1 (IND-1) Zone. Chairman Graveline reviewed the site plan noting the 7 parking spaces designated for Prospect Limousine Service. W. Hamelin advised that the parking area would be for employees. Chairman Graveline asked the Commission if there were any other questions. No further comments were made. **Motion** made by A. Havican, seconded by G. Ploski to accept the Special Permit application and to set a Public Hearing date of August 17, 2016 at 7:10 p.m. for the Special Permit Application for Prospect Limousine Service LLC, 123 Union City Road, Unit #6. **Unanimous.**

b. **Skrip's Old Soul Restoration, 94 Union City Road, Unit B, Application for Special Permit for Vehicle Restoration and Sales.** Bob Skrip, 94 Union City Road, representing Skrip's Old Soul Restoration appeared and presented to the Commission an application, abutters list and site plan. B. Skrip stated that the location is an approved site by the State of Connecticut and ZBA for a car dealership and repair shop. B. Skrip explained that this will be a 2nd license and a stand alone business for antique restoration and sales, which his son, Joe Skrip, will be overseeing. G. Ploski questioned the amount of cars to be displayed for sales and the parking spaces designated for them. B. Skrip stated that the business would be a mixed use of restoration and detailing, with minimal sales as the cars would be antique and show cars which would not be displayed outside, but he will designate 3 to 5 parking spaces for this purpose. Chairman Graveline asked the Commission if there were any other questions. No other comments were made. **Motion** made by J. Crumb, seconded by G. Ploski to accept the Special Permit application and to set a Public Hearing date of August 17, 2016 at 7:20 p.m. for the Special Permit Application for Vehicle Restoration and Sales at 94 Union City Road, Unit B. **Unanimous.**

Public Hearing: None

Old Business: None

Land Use Inspector’s Report:

-Land Use Inspector, Tammy DeLoia, gave the Commission handouts of two (2), 8 page, site plans for Pond Place at Rte 69 and Murphy Road and Rte 69 at Ion Bank with corresponding documentation dated July 25, 2016 for Mobilitie LLC of Atlanta, GA. T. DeLoia stated that this is a privately owned Public Utility that has been given approval by PURA that would like to place two 120’ monopoles for data usage in the public right of way on State and Town properties. The monopoles will be self contained, with no outside cabinetry or wires. T. DeLoia stated that she was advised that studies were conducted throughout the State and Prospect had shown both of these areas to have ‘gaps’. T. DeLoia explained that all towns will be contacted, but currently discussions are in the preliminary stages and as of yet the only surrounding town that was contacted was Cheshire.

-A general discussion took place regarding the Subdivision Regulations of ‘granite stone curbing to be installed at intersection radii, on permanent cul-de-sacs and on all industrial roads’ and the necessity of them.

-Update: 70 Salem Road - the homeowner was notified with a Cease and Desist letter which prompted the homeowner to come into the office to discuss: the placement of the Gazebo, the additional driveway and the earth excavation. T. DeLoia advised that with permission of the homeowner, she and Asst. Public Works Director, Gene McCarthy viewed the activity at 70 Salem Road which showed over 1,200 cu. yds of material being moved. T. DeLoia had advised the homeowner that they would need to appear before the PZC with an application and site plan; currently the homeowner is on vacation. If the homeowner does not come forward again, she will move forward with the Citation process. G. Ploski asked T. DeLoia for the homeowner to obtain an A2 and to restore the property to its previous condition. T. DeLoia stated that she had requested that the homeowner obtain a site plan from a licensed surveyor.

J. Crumb commented on the pallets on Williams Drive. T. DeLoia stated that the homeowner had not taken out a Zoning or Wetlands permit for a structure and a Cease and Desist was sent to the homeowner. Since that time, the pallet structures have been disassembled.

Motion made by A. Havican, seconded by G. Ploski to place the Land Use Inspector’s verbal report on file. **Unanimous.**

Public Participation:

Wendy Hamelin, 31 Waterbury Rd, commented that she appreciated the sidewalk at CVS and would like to see more in Town. J. Crumb stated that the Town had received a grant for an engineering survey to be conducted from Hotchkiss Field to the Prospect Dairy Bar. J. Crumb commented that the Town is waiting on the State of Connecticut for details on what they are going to do with Rte 69. J. Crumb continued that a grant was received to install sidewalks around Town Hall to Rte 69. J. Crumb stated that a Town Ordinance would need to be in place to designate the responsibility of shoveling of sidewalks.

Adjournment: **Motion** made by A. Havican, seconded by G. Ploski to adjourn the meeting. **Unanimous.** The meeting adjourned @ 7:45 p.m.

E. Gil Graveline
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 Chairman