

Planning & Zoning Commission
UN-Approved Minutes
January 6, 2016

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

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

Alternates Present: G. Ploski

Absent: P. McKinney and G. Graveline

Others Present: Tammy DeLoia, Land Use Inspector

Vice-Chairman Havican sat G. Ploski for G. Graveline

Approval of Minutes: Motion made by G. Ploski, seconded by K. Kemp to approve the minutes of December 16, 2015 as submitted. **Unanimous.**

Correspondence: None

Public Participation: None

Old Business: None

Public Hearing:

7:10 p.m. 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. A. Havican read into the record the “Notice of Public Hearing” for this public hearing as it appeared in the Republican-American on 12/26/15 & 1/2/16. A. Havican also read into the record a Staff Referral Report dated 12/22/15 from Joanna B. Rogalski, Regional Planner for the Regional Planning Commission, Council of Governments of the Central Naugatuck Valley and a letter dated 12/16/15 from James Giulietti, Vice-Chairman, Regional Planning Commission, South Central Connecticut Regional Planning Commission. Commission member G. Ploski recused himself from the discussion. *Donald Reilly, 35A Tress Road* advised that he had concerns of restrictions on home heating oil trucks parked in a Business Zone while in other communities these vehicles are parked in multiple zones. Mr. Reilly stated that he felt that by amending the Prospect Zoning Regulations to be less restrictive this would promote a positive tax base. Commission members raised their concerns regarding having home heating oil trucks stored in residential garages or in the center of Town. *Scott Philips, 25 Clark Hill Road*, felt that having home heating oil trucks stored within a garage in the Business Zone would not have a negative impact on the Town. Land Use Inspector T. DeLoia advised the Commission that she had spoken with the Fire Marshal and he did not have a problem with the storage. A. Havican asked if there were any comments from the Public. *Glen Noble, 27 Bayberry Drive*, came before the Commission to comment that he owns a propane and oil business on Gramar Avenue and that he has commercial property in the Business Zone on Rte 69 and explained that with this amendment to the Zoning Regulations, he would have the most to gain. Mr. Noble advised that this change would be for the whole town and not just one property. Mr. Noble continued with his concerns of how many trucks would become bulk storage in a fixed storage facility especially since a multi-unit garage will soon be built on Rte 68. Mr. Noble also stated that due to the lack of industrial land in Prospect, it would become a hardship for Mr. Philips to find a place to park his trucks if this amendment were denied. Mr. Noble asked the Commission to consider what they wanted to promote in the Business Zone along the Rte 68 and

69 corridors, if it would be for more garages and the bulk storage of trucks. D. Santoro asked how this change would fit into the plan for the center of Town and the Gateway. Without further comments, **Motion** made by K. Kemp, seconded by D. Santoro to continue the Public Hearing until January 20, 2016 at 7:10 p.m. **Unanimous.** G. Ploski was reseated.

New Business:

a. **Nicole Ellis, 279 Matthew Street – Home Occupation: Manufacture and Sell (Online Soap, Lip Balm, Lotions and Candles.** *Ms. Ellis* appeared and presented the Commission with a Home Occupation Application to use a portion of her home to create and sell “Soap, Lip Balm, Lotions and Candles” on line and off property. *Ms. Ellis* advised that she would be the sole employee. *Ms. Ellis* advised that she would be making natural products from such items as Coconut Oil and Beeswax. D. Santoro questioned if customers would be coming to her home as there should be no retail sales at this location. *Ms. Ellis* advised that if necessary and the business became larger, she would move to a commercial location. G. Ploski questioned the word and use of manufacture. *Ms. Ellis* changed the wording from manufacture to handcrafted/homemade on her application at the Commission’s behest. The Commission discussed their option to hold a public hearing and agreed they did not feel that a public hearing was necessary. **Motion** made by G. Ploski, seconded by J. Crumb to accept and approve the application for a Home Occupation for Online and Off Property Sales of Homemade Soap, Lip Balm, Lotions and Candles. **Unanimous.**

b. **2016-2017 Budget (7/1/16-6/30/17)** A discussion took place on the review of the current Budget and expenditures for the following year. At the suggestion of T. DeLoia, the Commission recommended to let the proposed Budget remain the same as is: Line Item #5600-00 Engineer at \$2,500.00; Line Item #5600-01 Meeting Clerk \$4,800.00; Line Item #5600-02 Supplies \$200.00; Line Item #5600-03 Meetings & Seminars \$450.00 and Line Item #5600-04 Review Plan. Dev. & PZ Reg – .00. The total for the Budget will remain at \$7,950.00. After discussion, **Motion** made by D. Santoro, seconded by G. Ploski to accept the proposed Budget of the Planning and Zoning Commission for Fiscal Year 2016-2017 in the amount of \$7,950.00. **Unanimous.**

Land Use Inspector’s Report: T. DeLoia advised the Commission that she is comparing fee schedules from surrounding Towns with the Town of Prospect’s. *Ms. DeLoia* advised that the Town of Prospect’s fee schedule is considerably lower than the surrounding towns. *Ms. DeLoia* advised that she will have a handout for the Commission to review at the next P & Z meeting. **Motion** made by D. Santoro, seconded by J. Crumb to place the Land Use Inspector’s Report on file. **Unanimous.**

Public Participation: None

Adjournment: **Motion** made by D. Santoro, seconded by G. Ploski to adjourn the meeting. **Unanimous.** The meeting adjourned at 7:53 p.m.

E. Gil Graveline

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Chairman