Planning & Zoning Commission
Unapproved Minutes
July 6, 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, D. Santoro and K. Kemp
Alternates Present: Greg Ploski and Richard Blanc
Absent: None

Approval of Minutes:
Motion made by J. Crumb, seconded by A. Havican to approve the minutes of June 15, 2016 as submitted. **Unanimous**.

Correspondence: None

Public Participation: None

New Business:
a. Thomas Brunetti, 215 Cheshire Road, LLC, 215 Cheshire Rd – Site Plan Application for a Steel Storage Building. T. Brunetti, 37 Cambridge Dr. appeared and presented before the Commission with an application and site plan for a 2nd building at 215 Cheshire Rd, stating that the building will be a 3 bay garage for storage (75'x40') that will resemble the current building. T. Brunetti commented that he will be storing his own vehicles within the garage. Chairman Graveline advised that the building may need to be 'twisted or turned' to fit within the setbacks (50' front, 40' rear and 25' sidelines). J. Crumb commented that, until Chesprocott approves a septic system on this property it would not be allowed. T. Brunetti stated that it may be a year or so before he comes before the Commission to discuss a septic system. G. Ploski stated that he would like the Commission to have a revised site plan with adequate parking and asked T. Brunetti to follow-up with Tammy DeLoia, the Land Use Enforcement Officer. After discussion, **Motion** made by J. Crumb, seconded by D. Santoro to accept and approve the Site Plan Application for a Steel Storage Building, submitted by Thomas Brunetti, 215 Cheshire Road, LLC for 215 Cheshire Rd. **Unanimous.**

Public Hearing:
7:10 p.m. American General Investors, LLC, 64 Waterbury Road – Special Permit Application for a Restaurant with Drive-thru. Chairman Graveline read into the record the "Notice of Public Hearing" as it appeared in the Citizens News on June 24 & July 1, 2016. Mark Gustaferri of American General Investors, agent for Paulmar Associates LP, 50 Waterbury Road appeared before the Commission and explained that this location is the former Bank of America building which currently houses the Millennium Computer Service. M. Gustaferri advised that the 'drive-thru' will be a pick-up window that customers may call a head, receive a confirmation number and pick-up once at restaurant; the restaurant will also be offering wine & beer. M. Gustaferri continued that Dave Carson of OCC created the site plan and designed the septic system which installation of the septic system began on July 6, 2016 and should be completed within the next week. M. Gustaferri advised that the 1,575 sq ft building is sized to accommodate the 'Golden Wok'; there would be no increase to the building footprint; there will be a wrap-around queue for take out, and the existing ATM will stay. The pole sign will be in place and directional arrows will be added. A. Havican asked what the timeframe is for the

restaurant to open. M. Gustaferri stated that he is expecting Millennium Computer to be moving by the end of the month and speculated that the timeframe for Golden Wok should be 45 days including remodeling the building for the kitchen. M. Gustaferri commented that the current pavement will remain, while some in the rear of the building will be removed for the new septic system, but will be repaved. The lighting, due to Federal regulations for the ATM will currently stay in place; eventually new poles will replace others on the property and LED lighting will be added. Chairman Graveline asked for comments from the public. Carole Codianni, 1 Birchwood Terrace commented that she had concerns regarding the septic system as her well is directly across the street from the driveway of 'Golden Wok'. Chairman Graveline and M. Gustaferri reassured C. Codianni that the engineer had taken into consideration the water table runoff. C. Codianni expressed her concern for monitoring the septic system and having trash buildup from the dumpsters. C. Codianni also questioned traffic flow. M. Gustaferri advised that 90% of the traffic would be from Rte 69 but there would be some traffic from Scott Road and once cars are in queue the new traffic would wrap around to fall into queue. C. Codianni advised that her main concerns were for sanitation, safety and the facility. C. Codianni also stated that she had a concern about the grading of the property. M. Gustaferri advised that he will make provisions for the 'dumpsters' and that if there was a problem, C. Codianni could call him. Chairman Graveline advised that the site plan was approved by Chesprocott. Chairman Graveline asked if there were any other comments from the public, hearing none, **Motion** made by D. Santoro, seconded by A. Havican to close the Public Hearing. **Unanimous. Motion** made by J. Crumb, seconded by K. Kemp to approve the Special Permit Application for a Restaurant with Drive-thru with wine & beer provisions, submitted by American General Investors, LLC to be located at 64 Waterbury Road. **Unanimous.** Chairman Graveline advised that 'in the Commission's judgment, the application complies with the criteria set forth under Section 12.10 Special Findings of the Prospect Zoning Regulations'. The Commission requested to have further discussion on 'trash dumpsters' at a future meeting.

Old Business: None

J. Crumb commented that he had attended a Side Walk Task Force Committee meeting that discussed the new CVS sidewalks and others to be built in Town. J. Crumb stated that the Committee's discussion turned to the legality of the responsibility of the upkeep to the sidewalks and establishing an ordinance as to the responsibility for the upkeep of the sidewalks.

Land Use Inspector's Report: None

Public Participation:
Marilyn Bonyai, 18 Woodcrest Dr. commented that she would like to see sidewalks on the Hotchkiss Field side of Rte 69 to CVS for the children to walk on from the park.

Adjournment: **Motion** made by A. Havican, seconded by D. Santoro to adjourn the meeting. **Unanimous.** The meeting adjourned @ 7:43 p.m.

E. Gil Graveline

E. Gil Graveline
Chairman