

**Planning & Zoning Commission**  
**Unapproved Minutes**  
**March 16, 2016**

Chairman Graveline called the meeting to order at 7:03 p.m. The meeting was recorded.

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

**Alternates Present:** G. Ploski

**Absent:** D. Santoro and P. McKinney

**Others Present:** Tammy DeLoia, Land Use Inspector

**Approval of Minutes:**

**Motion** made by G. Ploski, seconded by A. Havican to accept as presented the minutes of March 2, 2016. **Unanimous.**

**Correspondence:** None

**Public Participation:** None

**Public Hearing:**

7:10 p.m. Scott Phillips, 16 Industrial Road – Special Permit for Indoor Parking of Oil Trucks. Chairman Graveline read into the record the “Notice of Public Hearing” for the public hearing as it appeared in the Republican-American on 3/4/16 & 3/11/16. Chairman Graveline also read into the record a letter dated February 27, 2016 from James DeCosta, owner of 16 Industrial Road advising that Bay #3 in Building 2 will become available as of available as of June 1, 2016. *Scott Phillips, 25 Clark Hill Rd, Prospect, CT, owner of Phillips Oil LLC* stated that he will be renting one bay, Bay #3 in Building 2 to store two (2) oil trucks to be parked indoors. T. DeLoia advised that neither she nor the Chesprocott Health District had a problem with S. Phillips parking his trucks on this property as this business was of similar use as what was there previously. T. DeLoia stated that the property is suitable for this type of business and offers adequate parking for the vehicles. J. Crumb thanked S. Phillips for taking the Commission’s suggestion and finding a suitable property. Chairman Graveline asked for comments from the Public. With no comments, Motion made by G. Ploski, seconded by A. Havican to close the Public Hearing. **Unanimous.** G. Ploski asked S. Phillips to consider having additional parking outdoors. After discussion, **Motion** made by K. Kemp, seconded by G. Ploski to approve the Special Permit for the storage and parking of oil trucks at 16 Industrial Road. **Unanimous.** Chairman Graveline stated that in the Commission’s judgement, the application complies with the criteria set forth under Section 12.10 Special Findings of the Prospect Zoning Regulations.

**Motion** made by J. Crumb, seconded by G. Ploski to add to the agenda Vinh Bui, 573 May Street, Naugatuck, CT 06770 – Lily Nails. **Unanimous.**

**New Business:**

a. Vinh Bui, 573 May Street, Naugatuck, CT 06770 – Lily Nails. *Vinh Bui, 573 May Street, Naugatuck, CT 06770 – Lily Nails* presented before the Commission with an application signed by Chesprocott, a letter signed from the Prospect Building Official and a letter from the property owner, John Saturno of PCS LLC regarding his business move of Lily Nails, within the same building at 6 New Haven Road from Unit 8 to Unit 3. A site plan for parking was also given to the Commission. Land Use Inspector, Tammy DeLoia advised that this is a change of location

of the same use from one unit to another with no change to parking as the unit that has been vacated has no occupant at this time. The Commission thanked Vinh Bui for coming to the meeting and gave their consensus of approval for the move within the same building from Unit 8 to Unit 3 at 6 New Haven Road.

b. Discussion on Zoning Regulations Section 3.1 Uses by District. A lengthy discussion took place on the Zoning Regulations Section 3.1 Uses by District.

**Old Business:** None

**Land Use Inspector's Report:** None

**Public Participation:** None

**Adjournment:** **Motion** made by A. Havican, seconded by K. Kemp to adjourn the meeting. **Unanimous.** The meeting was adjourned @ 9:13 p.m.

*E. Gil Graveline*

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Chairman