

Planning & Zoning Commission
Unapproved Minutes
March 2, 2016

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

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

Alternates Present: G. Ploski

Absent: D. Santoro, P. McKinney and K. Kemp

Others Present: Tammy DeLoia, Land Use Inspector

Approval of Minutes:

Motion made by G. Ploski, seconded by J. Crumb to accept as presented the minutes of February 17, 2016. **Unanimous.**

Motion made by A. Havican, seconded by J. Crumb to accept as presented the Special Meeting minutes of February 25, 2016. **Unanimous.**

Correspondence: None

Public Participation: None

New Business:

a. Scott Phillips, 16 Industrial Road – Special Permit for Indoor Parking of Oil Trucks. *Scott Phillips, 25 Clark Hill Rd, Prospect, CT, owner of Phillips Oil LLC* presented before the Commission with a Special Permit application, site plan and a letter from the owner allowing Mr. Phillips to rent a garage bay (bay # 3) at 16 Industrial Road. Mr. Phillips advised that the bay will be available as of June 1, 2016. Mr. Phillips stated that he would like to stay where he is currently until the bay is free as of June 1. Commission members agreed to allow Mr. Phillips to stay at his present location until June 1, 2016. Mr. Phillips stated that he may put a magnet sign on the door and have a sign posted in the group sign at the beginning of the street but nothing more. G. Ploski asked that the owner of the property, James DeCosta come to the Land Use office to add detailed parking areas to the site plan. **Motion** made by A. Havican, seconded by J. Crumb to accept the application and to set a Public Hearing for the Special Permit for Scott Phillips, 16 Industrial Road for Indoor Parking of Oil Trucks on March 16, 2016 at 7:10 p.m. **Unanimous.**

b. R & L Investments, LLC, 97 Waterbury Road – Site Plan Modification. *Ryan Schmidt, 20 Litchfield Hollow, Litchfield, CT* presented to the Commission a Site Plan application and site plan for modification to add free vacuum stalls, detail tent canopy relocation and add auto cashier. After discussion, **Motion** made by G. Ploski, seconded by A. Havican to accept the Site Plan application and site plan for R & L Investments, LLC, 97 Waterbury Road for a Site Plan modification. **Unanimous.** **Motion** made by G. Ploski, seconded by J. Crumb to approve the Site Plan application and site plan for R & L investments, LLC, 97 Waterbury Road for a Site Plan modification. **Unanimous.**

c. Clifford Baumann/Charles Baril, Farmwood Meadow Subdivision Section 3, Lot 9 - A Request to Remove "5 Acres" Condition. Land Use Inspector, Tammy Deloia stated that the Subdivision map for Section 3, Lot 9 Farmwood Meadow had a notation of "5 Acres minimum

lot size subdivision condition' due to the flood plain. After discussion, **Motion** made by A. Havican, seconded by G. Ploski gave permission to release the 5-acre minimum lot size subdivision condition for Lot 9, Section 3 of the Farmwood Meadow Subdivision. **Unanimous.**

Old Business:

a. Discussion on Zoning Regulations Fee Schedule

A general discussion was held on the Zoning Regulations Fee Schedule. New handouts were given of a fee schedule worksheet. T. DeLoia referenced the areas that she proposed for a Fee Schedule change and reviewed the existing Earth Material Fees. After discussion, **Motion** made by J. Crumb, seconded by A. Havican to accept the proposal and set the Public Hearing date for the Zoning Regulations Fee Schedule on May 4, 2016 at 7:10 p.m. **Unanimous.**

Public Hearing: None

Land Use Inspector's Report:

T. DeLoia advised the Commission that she would like to propose a change to the Zoning Regulations, Section 3.1 Uses by District to add Trade Services (Plumbers, Electricians, Painters and other similar uses) to be allowed in the Business, IND1 and IND2 Zones. T. DeLoia added that there will be one if not two new buildings to be built on Union City Road that may have these type of services as tenants that currently would not allow for this type of use. Chairman Graveline commented that at previous meetings he had requested to have "Funeral Home" taken from the RA1-RA2 Zones. After discussion, **Motion** made by A. Havican, seconded by J. Crumb to proceed forward with the proposal for a change to the Zoning Regulations, Section 3.1 Uses by District and to add Trade Services (Plumbers, Electricians, Painters, and other similar uses) to be allowed in the Business, IND1 and IND2 Zones and to set a Public Hearing date of April 20, 2016 @ 7:10 p.m. Also, to have "Funeral Home" removed from the RA1-RA2 Zones. **Unanimous.** After discussion, the Commission asked that Section 3.1 Uses by District be added to the next meeting Agenda for discussion. **Motion** made by A. Havican, seconded by G. Ploski to place the Land Use Inspector's report on file. **Unanimous.**

Public Participation: None

Adjournment: **Motion** made by A. Havican, seconded by J. Crumb to adjourn the meeting. **Unanimous.** The meeting was adjourned @ 8:26 p.m.

E. Gil Graveline

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Chairman