

Planning & Zoning Commission
Unapproved Minutes
June 17, 2015

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

Members Present: G. Graveline, J. Crumb, G. Ploski, D. Santoro

Alternates Present: K. Kemp

Absent: Al Havican and P. McKinney

Others Present: Tammy DeLoia, Land Use Inspector

Motion by seconded by to approve the minutes of June 3, 2015. **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) **Donna Marlak, 8 Maria Hotchkiss Road: Home Occupation – Art Prints.** Ms. Marlak appeared and presented the Commission with a Home Occupation Application to use a portion of her home for her “Art Prints” business of creating and selling the “Art Prints” online. Ms. Marlak stated that she will be the only employee. The Home Occupation would be from 9 – 5 daily. The Commission discussed their option to hold a public hearing and agreed they did not feel that a public hearing was necessary. After discussion, **Motion** made by, seconded by to accept and approve the Home Occupation Application of Donna Marlak, 8 Maria Hotchkiss Road for a Home Occupation – Art Prints. **Unanimous.**

b. **20 Union City Road, Rte 68, V Mart - Application for Added Use: Propane exchange cylinders.**

c. **Regional School District 16, Administrative Offices, 30 Coer Road – Application Modification of Site Plan.** *Robert Pryor of GM2 Inc. and John Oliveto of Fletcher Thompson*

appeared and presented the commission with an application and site plan modifications for 30 Coer, Regional School District 16's Administrative Offices. Mr. Pryor advised that Algonquin School will be demolished in the early part of July with the Annex remaining; the new building will conform to the Zoning Regulations as it will be 30% smaller than the previous building.

Mr. Pryor also advised that the driveways to Rte 69 and Coer Road will remain. After discussion, **Motion** made by J. Crumb, seconded by G. Ploski to accept and approve the application and modified site plan, submitted by Regional School District 16, 30 Coer Road: Administrative Offices. **Unanimous.**

Public Hearing:

7:15 p.m. Lombard Group Prospect, LLC, 26 Waterbury Road & 4 Summit Road – Special Permit Application for proposed Retail/Pharmacy/Development (CVS). K. Shannon Rutherford, P.E., Director of Land Development and Project Manager of VHB, and Attorney Franklin Pilicy appeared before the Commission with the applicant, John Lombard of The Lombard Group Prospect LLC. The following documents were received from Ms. Rutherford: Ms. Rutherford's Letter from VHB Memorandum Project #42083.00 RE: Proposed 'CVS/Pharmacy' Store Supplemental Traffic Engineering Investigation Waterbury Road at Chandler Drive Prospect, CT dated 6/3/15; Site Plans for CVS/pharmacy #01244, Waterbury Road (Rte 69) & Summit Road, prepared by VHB, dated 2/27/15 and revised 6/12/15 and the Storm Water Management Report dated February 2015 and revised June 2015, Updated Site Lighting Plan dated 6/16/15 and Building Signage Site Plan revised to 6/16/15.

The commission agreed that an Erosion & Sediment Control bond in the amount of \$50,000.00 will be sufficient for this project.

Chandler Dr. adding that Rte 69 will be widened to allow southbound traffic to continue to flow when a vehicle is waiting to turn left onto Chandler Dr. Ms. Rutherford further explained that Chandler Dr. would be widened by 10 ft and taper down to 5 ft past the driveway entrance. Ms. Rutherford stated that the Chandler Dr. driveway will be 30' wide and has been moved 14 ft to the east allowing better tractor trailer access from Rte 69. Concrete "rumble strips" will be added to the driveway entrances to improve trailer truck access. The septic system has been

7:30 p.m. - Harris Corp., 100 Union City Road – Special Permit Application: Research & Development

Old Business:

a. **Discussion on Zoning Regulations:** The commission held general discussion.

Land Use Inspector's Report: None

Public Participation: None

Adjournment: Motion by seconded by to adjourn the meeting. **Unanimous.** The meeting adjourned @

E. Gil Graveline

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Chairman