

Planning & Zoning Commission
Approved Minutes
February 19, 2020

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

Members Present: A. Havican, G. Ploski and Mike Dreher

Alternates Present: J. Crumb, Ryan Russell

Members & Alternates Absent: S. Duffany, B. Albert, G. Graveline

Also Present: Land Use Inspector, Mary Barton

Vice – Chairman .Havican sat R. Russell for G. Graveline and J. Crumb for S. Duffany.

Approval of Minutes:

Motion made by G. Ploski, seconded by R. Russell to approve the minutes of 2/5/2020. **Unanimous.**

Correspondence:

a.2020-2021 Budget for PZC

Motion made by J. Crumb, seconded by R. Russell to approve the budget for FY 2020-2021. **Unanimous.**

b. Re: January 22, 2020 letter to Gil Graveline

Motion made by G. Ploski, seconded by R. Russell to table the correspondence; Re: January 22, 2020 letter to Gil Graveline. **Unanimous.**

Motion made by G. Ploski, seconded by M. Dreher to place correspondence on file. **Unanimous.**

Public Participation:

-Patricia Zappone, 247 New Haven Rd. advised that she had appeared before the Commission one month ago and was advised that a resolution to her concern of an illegal business @ 6 Radio Tower Road would be made. M. Barton advised that she had spoken with the Town's Attorney and will have a report under Land Use Inspector's Report.

-David Santoro, 9 Porter Hill Rd, requested to be placed on the Agenda to discuss a preliminary plan for a re-subdivision for the Santoro property on 9 Porter Hill Rd. **Motion** made by G. Ploski, seconded by M. Dreher to add David Santoro, 9 Porter Hill Rd, preliminary discussion on the Santoro Property on 9 Porter Hill Rd to the Agenda under new business as #7D. **Unanimous.**

-Vinnie LoRusso of VW Properties, 72 Waterbury Rd, commented that he has received inquiries of establishing another Funeral Home on the same property @ 72 Waterbury Rd after the current tenant leaves and he questioned if the Commission had a concern of two funeral homes in Town. Vice Chairman Havican and G. Ploski commented that there was nothing in the regulations stating that two funeral homes could not be in the same town. Both had stated that there are other towns with more than one funeral home and did not feel this would be a problem. V. LoRusso commented on his tenants of the Funeral Home and the Post Office, with the overflow traffic passing between both properties. V. LoRusso advised that one of the tenants placed cones to prohibit traffic flow through the property causing the other tenant to make a complaint. Commission members advised that their previous concern was with overflow traffic from the Funeral Home coming out onto Rte 69; as to the traffic between both properties, this was something that the two parties could resolve, but was not a concern of the Commission.

-James Tignella, 30B Scott Rd, advised that he had previously made a complaint in October to M. Barton regarding the business at 30 Scott Rd; after 4 ½ months, he has not received an answer. M. Barton advised that she had been ill and is backed up with work, but should have an answer for him within the month.

New Business:

-a. Review of Revision for Toll Bros. Free Style Unit continued until next meeting of the PZC on 3/4/2020.

-b. **RICCHEZZA ENTERPRISES LLC, 21 Gramar Ave, Amendment to Site Plan**, Addition to Existing Commercial Building. Paul Ricchezza advised that this application was for a site amendment. P. Ricchezza continued that he would like to have approval for a 500 sq ft addition to an existing metal commercial building. Also, renovate the existing office space. M. Barton advised that Chesprocott had given their approval in 2011. M. Barton continued that the new addition was well within the regulations. There would be no impact to drainage. One additional parking space had been added. Vice-Chairman Havican called for further comments. After discussion, **Motion** made by R. Russell, seconded by G. Ploski to approve Ricchezza Enterprises, LLC, 21A Grammar Ave., Amendment to Site Plan, 500 sq ft addition to existing commercial building with renovation to existing office space. **Unanimous.**

- c. Aria, 45 Murphy Rd, Site Plan Amendment – Chapel. M. Barton advised the Commission that the property owner of Aria would like to add a Chapel to the existing grounds of the banquet facility. G. Ploski questioned if Aria was in compliance. M. Barton advised that the Town is still holding \$10,000 until spring to look at the 'fluffing'. M. Barton stated that Aria is in compliance. Commission members commented on prior runoff and earth movement. M. Barton also stated

that the proposal of the Chapel would be an accessory to the banquet facility. M. Barton commented that the proposed steeple to be erected to the top of the Chapel, would bring the building to over 35' in height. After discussion, Commission members requested that Dave Carson along with the property owner attend the next PZC meeting with a site development

plan. **Motion** made by G. Ploski, seconded by R. Russell to table the application of Aria, 45 Murphy Rd, Site Plan Amendment-Chapel for a site development plan. **Unanimous.**

-d. David Santoro, 9 Porter Hill Rd, appeared before the Commission with two site plans for a preliminary discussion. D. Santoro advised that he would like to subdivide under Section 4, 8C of the Subdivision regulations, at the discretion of the Commission, and would like their input as to creating two rear lots. G. Ploski commented that the plan showed eliminating one lot. The lots would be a little over 2 acres per lot. Commission members questioned frontage and driveways. The Commission commented that the first site plan was the better of the two as it was less intrusive with rear lots. After discussion, the Commission commented to move forward with a formal application.

Public Hearing:

a. cont'd 7:10 p.m. Text Amendments - Section 5.2.2 Private Garages, Detached; Section 5.2.5 Detached Storage Buildings, Utility Buildings, Workshops, hobby Shops, Recreation Rooms and Other Similar purposes; Change section # from 5.2.5.2 to 5.2.5.1 plus changes to maximum height; and revisions to Section 5.2.6 Barns and Agricultural Storage Buildings. Vice-Chairman Havican continued the public hearing until 3/4/2020 @ 7:10 p.m. The public hearing will be held at Town Hall, 36 Center Street, Prospect, CT, in the downstairs conference room.

Old Business:

a. CLRM Properties, LLC, 72 Waterbury Road, Prospect CT – Re: Site Plan Application for a proposed Funeral Home @ 122, 124, & 126 Waterbury Rd. Jim Jones, of Jones Engineering, was not in attendance; Mike Palmerie, Jr and Kim Palmerie of CLRM Properties, LLC appeared before the Commission. M. Barton stated that there will be a lot line revision; the revision will be filed in the Town Clerk's office. M. Barton continued that the site development plan shows a detention pond; the lot has drainage approval with the STCTDOT; permits will be given from the State of CT DOT after approval from the Commission. There will be 72 parking spaces with associated landscaping. There will be downward lighting; the property will have private septic and public water. Outside the upland review area, there will be a prayer garden and gazebo; a bridge will be erected to enter into this area. The Commission were presented with real pictures of an existing building. A portico will be built in the front of this building. There will be two false gables that will be placed on the building. M. Barton commented that the project meets all regulations; there is no need for a traffic study; there is Wetlands and Chesprocott approval. There is also water company approval. As to sidewalks, there is no need for an outside sidewalk as there is adequate pedestrian access within the site. There will be a bond for soil and erosion control. The work would need to be completed by February 19, 2025. A drainage easement for lots 122 and 126 showing access shared and access to both parcels for utilities would need to be stated in the deed. Commission members stated that there would be modifications noting two dormers which would be added to the building facing Rte 69 and should be in the resolution. A map would need to be filed showing the reconfiguring of the properties with the drainage easement. Commission members also questioned signage to which M. Barton advised that there was adequate room for signage. The property owner is also waiting to hear from the State of CT DOT for 'Adopt a Spot'. Vice-Chairman Havican asked for further comments. Hearing no other comments, **Motion** made by G. Ploski, seconded by R. Russell to approve the site plan application of CLRM Properties, LLC for a proposed funeral home @ 122, 124 & 126 Waterbury Rd with conditions. **Unanimous.**

b.6 Radio Tower Rd – M. Barton stated that she had previously spoken with the Town's Attorney and will need to reclarify with the Attorney before an enforcement will be sent out.

c. Text Amendments – to be continuously addressed.

Land Use Inspector's Report:

-7 Straitsville Rd, an enforcement had been sent

-16 Old Logtown Rd., Property owner is cleaning and his intent is to sell his lots and is planning to move out of the State in the near future.

-105 Waterbury Rd, property may be up for sale; a potential buyer is looking to purchase with the option to place a masonry business with outside storage. M. Barton advised that this property is in the B Zone and does permit outside storage.

-111 Waterbury Rd., M. Barton advised that the surveyor Bob Greene, is working on the project and will get back to M. Barton.

-Rte 68, Industrial Road two properties sold: 11 & 19 Industrial Rd.

-Rte 68, Marino Property – T. Marino would like to come into speak about putting oil tanks for storage on this property.

-Rte 68 – Oldakowski property, land partially cleared for surveyors. G. Ploski advised that this property near the Naugatuck line is filled wetlands. M. Barton stated that the property owner would need to have a site development plan and come before Wetlands and then to PZC; also, would need Chesprocott approval. Owner would like to sell property.

-G. Ploski asked M. Barton to review the Resolution of Approval for the property owner on the corner of Straitsville Rd and Porter Hill Rd.

Motion made by G. Ploski, seconded by R. Russell to place the Land Use Inspector's verbal report on file. **Unanimous.**

Public Participation:

-Patricia Zappone, 247 New Haven Rd., questioned that M. Barton would speak with the Town's Attorney again regarding 6 Radio Tower, to which M. Barton advised that she would for clarification before an enforcement was sent out.

-Marilyn Bonyai, 18 Woodcrest Dr, questioned if Linda's Sleep shop had moved elsewhere in Town. The Commission advised that it was advertised in the paper that the shop owner was closing its business after years of service.

Adjournment:

Motion made by G. Ploski, seconded by J. Crumb to adjourn the meeting. **Unanimous.** The meeting adjourned @ 8:04 p.m.

Al Havican
Vice-Chairman