

Planning & Zoning Commission
Approved Minutes
February 5, 2020

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

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

Alternates Present: B. Albert, J. Crumb, Ryan Russell

Absent: Land Use Inspector, Mary Barton

Approval of Minutes:

Motion made by G. Ploski, seconded by A. Havican to approve the amended minutes of 1-15-2020. **Unanimous.**

Correspondence:

a. Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter – Winter 2020

b. CFPZA Annual Dinner Reminder – Thursday, 3-26-2020

Motion made by G. Ploski, seconded by S. Duffany to place correspondence on file. **Unanimous.**

Public Participation: None

New Business:

*Review of Revision for Toll Bros. Ranch Style Unit: Kellee McLean of Toll Bros. appeared before the Commission with a request to add on a new style of Affordable units, the Clearbrooke, which is a ranch style one story unit, having 2 beds and 2 baths; the current unit, the Daley II is a two-story unit. Handouts of the floor plan for the Daley II and the proposed new unit, the Clearbrooke were given to the Commission. K. McLean continued that there are 10 Affordable units left to sell and Toll Bros. would also like to offer this ranch-style unit. Chairman Graveline questioned if this new unit would increase the number of units that Toll Bros. has of 366, to which K. McLean advised that it would not. Chairman Graveline asked for further comments. It was the consensus of the Commission that the new unit would be a good fit with their plan. **Motion** made by S. Duffany, seconded by G. Ploski to approve the new ranch style one story unit of 2 bedrooms 2 baths to be included in the current Toll Bros. Affordability Plan. **Unanimous.***

Public Hearing:

a. 7:10 p.m. Raed Elahmaed, Special Permit for office and 1 residential unit in the B zone in the Gateway @ 148 Waterbury Rd. Chairman Graveline read into the record the Notice of the Public Hearing as it appeared in the Waterbury Rep-Am on January 24 & 31, 2020. Raed Elahmaed appeared before the Commission advising that he is moving his computer business (SandTech) from the corner of Rte 69 and Old Schoolhouse to 148 Waterbury Rd. Handouts of the ranch style home, along with improvements including additional parking spaces (7 spaces) for this computer business were shown. Chairman Graveline questioned the uses of the garages as to which R. Elahmaed stated that the garages will be used for residence. Chairman Graveline questioned what other changes would be made. R. Elahmaed advised that he would like to have a full glass front in the area of the breezeway where his office would be, which is between the garages and the house. The house will remain for residential use. Chairman Graveline asked for comments. Commission members questioned signage and advised that R. Elahmaed speak with M. Barton. R. Elahmaed advised that he has spoken with M. Barton and is waiting to hear from the STCTDOT for a sign to say Welcome to Prospect; as to any other signage, he will discuss with M. Barton. A site plan had previously been placed on file. Chairman Graveline asked for other comments from the public. No other comments were made. Chairman Graveline asked if there would be any change to the style of the building. R. Elahmaed advised that there will be no change to the style other than the glass front to make the building look more like a store front. The other addition would be additional trees where old ones were removed. No other comments were made. **Motion** made by A. Havican, seconded by G. Ploski to close the public hearing. **Unanimous.** It was the consensus of the Commission that this added use would fit in with the Gateway District and meets the criteria set forth in the Zoning regulations. **Motion** made by S. Duffany, seconded by G. Ploski to approve the application of Raed Elahmaed, Special Permit for one office and one residential unit in the B zone in the Gateway @ 148 Waterbury Rd. **Unanimous.** (Note: M. Barton had previously discussed with the property owner, a note to be placed on the map of a right to drain from the abutting property and a written document stating this, to be placed on the land records).

b. 7:20 p.m. Text Amendments cont'd Article 5 and Article 2 – Section 2.2 Definitions: Chairman Graveline continued this public hearing until February 19, 2020 @ 7:10 p.m.; the meeting will be held in the downstairs conference room of the Prospect Town Hall.

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, with Mike Palmerie, Jr and Kim Palmerie of CLRM

Properties, LLC, appeared before the Commission. J. Jones presented the Commission with two sheets of plans (GR-1) (dated 1/29/2020) showing the revised proposed detention pond with new piping to adequately slow down the stream that crosses Rte 69 to the STofCT drainage system. The pond is based on a 100-year storm. The pond will not be a hydrant pond as there is a hydrant in front of the property. The building will be approximately 10,000 sq ft with 35% coverage of the property; 51% is impervious soils. Chairman Graveline questioned the site of the building from the road. A hand out of the side view of the building was given to the Commission. M. Palmerie, Jr. commented that the length will be visible from the street. G. Ploski advised that per the zoning regulations, that it is necessary for the Commission to see each side individually. K. Palmerie commented that they would like to have a gable end towards the street, with the building looking more aesthetically pleasing. Chairman Graveline advised that the building would be in the Gateway and more attention to detail is necessary. Chairman Graveline asked for further comments. Commission members commented that they felt this use was a good fit for the Gateway. M. Dreher questioned time frame of the project. M. Palmerie Jr. advised approximately 1 to 1 ½ years as he did not want to break the lease. Chairman Graveline asked for further comments. G. Ploski again stated that 4 individual exterior views of each side were needed; pictures were acceptable. G. Ploski commented that if a site plan modification was needed a change could be made. Questions were raised as to the number of lots to which M. Palmerie, Jr commented that the lots will be broken down from 3 lots to 2 or 2.5 lots each. Chairman Graveline continued this discussion on this application until the February 19, 2020 PZC meeting.

b.6 Radio Tower Rd – Currently being addressed

c. Old LogTown Rd – M. Barton is currently working on enforcement.

d. 7 Straitsville Rd – Chairman Graveline commented on fill that has been added towards the wetlands on this property. M. Barton had addressed the homeowner, with the homeowner having no regard for this violation. M. Barton is proceeding with enforcement.

e. Airbnb- Chairman Graveline requested that this item be addressed as this is not in the zoning regulations.

c. Text Amendments – to be continuously addressed.

Land Use Inspector's Report: None

Public Participation:

Correspondence: Chairman Graveline commented that a letter was received from Attorney Porzio. The letter was dated 1/22/2020. The letter's content included pictures taken and addressed a PZC member. The letter has been sent to the Town's Attorney; there has been no final response from the Town's Attorney. Chairman Graveline would like to address this matter at the next PZC meeting of February 19, 2020.

Adjournment:

Motion made by A. Havican, seconded by G. Ploski to adjourn the meeting. **Unanimous.** The meeting adjourned @ 7:49 p.m.

E. Gil Graveline
Chairman