

**Planning & Zoning Commission**  
**Unapproved Minutes**  
**March 4, 2020**

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

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

**Alternates Present:** J. Crumb, B. Albert

**Members & Alternates Absent:** Ryan Russell

**Also Present:** Land Use Inspector, Mary Barton

**Approval of Minutes:**

**Motion** made by A. Havican, seconded by G. Ploski to approve the amended minutes of 2/19/2020. **Unanimous.**

**Correspondence:**

Letter from Carmody & Torrance, dated 2/4/2020 to Attorney Porzio

**Motion** made by A. Havican, seconded by S. Duffany to place correspondence on file. **Unanimous.**

Chairman Graveline mentioned 72<sup>nd</sup> Annual CFPZA Conference at Aqua Turf on 3/26/2020.

**Public Participation:** None

**New Business:**

**a. Toll Bros. Regency at Prospect, Modification of Special Permit Site Plan.** Attorney Joe Williams, of Shipman and Goodman appeared before the PZC with a site plan dated 10/1/14. Attorney Williams advised has been in good standing for 14 years, with original work beginning in 2006. At this time, they are requesting an extension for to the Site Plan as 5 out of 6 phases are completed, with 320 units out of 366 units being built. Attorney Williams advised that they would like to extend the timeframe which would be for 5 years, but does not think they will need that long. Attorney Williams continued that there will be no changes to the plan, the request for the extension would be for more time to build. Gene McCarthy, the Town's consultant has been inspecting and will make a list of anything outstanding. Attorney Williams thanked the Commission for the great working relationship that they have together. J. Crumb commented that the Commission appreciates the nice job that they are doing. M. Barton advised that the Resolution will remain the same, but would state the expiration date as this is a new permit which will be 5-3-2025. Chairman Graveline asked for further comments. No other comments were made. **Motion** made by S. Duffany, seconded by A. Havican to approve the amendment to the Special Permit to the Site Plan for Toll Bros. at Regency, with an expiration date of 5-3-2025. **Unanimous.**

**b. 105 Waterbury Road** – David Hughes, Surveyor and Engineer @ 57 Norway St., Oakville, CT and Tony Rubano appeared before the PZC for a preliminary review. D. Hughes advised that T. Rubano would like to establish a masonry retail business in the storefront that Linda's Sleep Shop previously occupied; there would also be indoor and outdoor storage. T. Rubano advised that he has an option to either purchase or lease the property. D. Hughes continued that the outside storage would consist of such items as blue stone, bricks on concrete pallets, pea gravel, stone, mulch, concrete blocks. D. Hughes gave the PZC pictures of the site and of Haynes Construction retail masonry site. D. Hughes commented that there will be flatbed deliveries, dump trucks, customer pickup, forklifts and a frontend loader moving within the area of the masonry site. D. Hughes explained that this business would be 400 ft off the road with a natural buffer between this property and the abutting property. Chesprocott will be contacted. D. Hughes also advised that there are 2 contractors currently renting in the back of the building: electrical and landscaper. M. Barton advised this would be a special permit for outside sale and retail use in this Zone. PZC members raised their concern that there is a Daycare facility within this plaza and worried for the children's safety. D. Hughes stated that the owner would be encouraged to put in a speed bump in the existing driveway and signs to drive slowly as there is a Daycare on premise. The PZC advised that the plaza is within the Gateway and that the area would need to look attractive. T. Rubano advised that he would like to have an outdoor display in the front area of the plaza. Chairman Graveline asked about runoff. D. Hughes advised that there would be no change to drainage; gravel may be placed on pavement. There would be no disturbance to the existing soils and no excavation. The PZC advised D. Hughes and T. Rubano to move forward and check with Chesprocott. M. Barton asked for a full site plan showing lighting and stormwater. The Commission thanked the gentlemen.

**c. Aria, 45 Murphy Road Site Plan Amendment -Chapel** - Emillio Geloso appeared before the PZC with a Site Plan dated 3/3/2020 showing a proposed Chapel and reconfiguration of the parking area for Aria Banquet Facility. M. Barton advised that she had asked for a full plan that showed the impact on grading as this was believed to be what the PZC wanted. M. Barton continued that the back of the building's wall is 8 ft high which will be a retaining wall. M. Barton stated that Gene McCarthy, the Town's Consultant, had no problem with the plan and stated that the underdrain was done correctly and added, there is no additional runoff or parking. The height of the chapel would be 31' to peak of roof. As to the steeple, this is on hold as the zoning regulations are silent on maximum height of architectural features and advised that the Commission may



want to review and amend this portion of the zoning regulations. M. Barton stated that she did not think it was appropriate to get a variance from ZBA on architectural features. The building itself is 46'x70' (3,220 sq. ft) and will seat 300 people. Chairman Graveline asked for further comments. No other comments were made. **Motion** made by A. Havican, seconded by G. Ploski to approve the amendment to the Special Permit Site Plan for Aria, 45 Murphy Road, with consideration to conforming to all current regulations and to have Engineer & Surveyor, Dave Carson on site while drainage is installed to ensure that the procedure conforms to the design. **Unanimous.** M. Barton advised that the new Resolution would need to be filed on the land records.

**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. M. Barton stated that the public hearing could remain open and advised that the PZC had previously suggested to have a sub-committee review the zoning regulations. M. Barton continued that the current regulations do not reflect what is Prospect and suggested to customize the zoning regulations to fit Prospect. The PZC advised to keep the public hearing open and they will organize amongst themselves and let M. Barton know the members of the sub-committee. This sub-committee will then review the regulations and bring their recommendations before the PZC. Cont'd @ 7:10 p.m. on March 18, 2020 Text Amendments at the Prospect Town Hall, 36 Center Street.

**Old Business:**

Text Amendments This item will be removed as the PZC will continue to look at the Zoning Regulations.

**Land Use Inspector's Report:**

M. Barton advised that enforcement letters have been sent out on the following:

- a. Scott Dr. – Junk Cars
- b. 6 Radio Tower – M. Barton to reinspect on March 16 as a letter went out. M. Barton advised that she had also notified the surrounding town Assessors. Chairman Graveline also advised to contact other Land Use Inspectors of surrounding towns with regard to this property.
- c. 85 Cook Rd for a portable container and one to 7 Straightsville Rd for infringing on the Wetlands.
- d. M. Barton stated that she has contacted the C.O.G. to create 2 maps of Prospect streets and Toll Bros. for the Fire Dept and for the office.
- e. M. Barton stated she will also have a voting district map on the website in the near future and will obtain information as to hydrants and solar panels.
- f. A corrected watershed map will also be coming. M. Barton will bring to a meeting the information that the Commission could use to update the zoning maps.

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

**Public Participation:** None

**Adjournment:**

**Motion** made by A. Havican, seconded by S. Duffany to adjourn the meeting. **Unanimous.** The meeting adjourned @ 8:02 p.m.

*E. Gil Graveline*  
*Chairman*