

**Planning & Zoning Commission**  
**Unapproved Minutes**  
**April 6, 2016**

Chairman Graveline called the meeting to order at 7:04 p.m. The meeting was recorded.

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

**Alternates Present:** None

**Absent:** D. Santoro, G. Ploski and P. McKinney

**Others Present:** Tammy DeLoia, Land Use Inspector

**Approval of Minutes:**

**Motion** made by K. Kemp, seconded by A. Havican to accept the minutes of March 16, 2016 as amended. **Unanimous.**

**Correspondence:**

Thank You Card - D. Santoro

**Motion** made by J. Crumb, seconded by K. Kemp to place correspondence on file. **Unanimous.**

**Public Participation:** None

**New Business:**

**Michael Begin, Northwest CT Public Safety Communication Center, Inc.,  
28 Cheshire Road –Application for a Change of Zone Designation from Residential**

**1-Acre (RA-1) to Business District (B).** *Michael Begin, 19 Melissa Lane* appeared and presented the commission with an application, survey map, and a letter from Susan M. Webster, Executive Director, Northwest CT Public Safety Communication Center, Inc. giving M. Begin authorization to request a change of the zoning designation for 28 Cheshire Road from Residential 1-Acre (RA-1) to Business District (B). After discussion, **Motion** made by A. Havican, seconded by J. Crumb to accept the application from Michael Begin for a Change of Zone Designation of 28 Cheshire Road from Residential 1-Acre (RA-1) to Business District (B) and to set the Public Hearing for May 18, 2016 @ 7:10 p.m. **Unanimous.**

**Public Hearing:**

**7:10 p.m. - Proposed amendments to the Zoning Map to change the zone designations of properties owned by the Connecticut Water Company and the South Central Connecticut Regional Water Authority located in a Public Water Supply Watershed Area from Residential 1-Acre (RA-1) to Residential 2-Acre (RA-2).** Chairman Graveline read into the record the “Notice of Public Hearing” as it appeared in the Republican-American on 3/25/16 & 4/1/16. Chairman Graveline also read into the record the letter from Mayor Robert J. Chatfield dated 4/6/16, “supporting the Planning & Zoning Commission’s proposed amendments to the Zoning Map to change the zone designations of vacant properties owned by the Connecticut Water Company and the South Central Connecticut Regional Water Authority located in a Public Water Supply Watershed Area from Residential (RA-1) to Residential (RA-2) as it complies with the Town of Prospect’s Plan of Conservation and Development”. Chairman Graveline also read a Staff Referral Report dated 2/23/16 from Joanna B. Rogalski, Regional Planner for the Regional Planning Commission, Council of Governments from Central Naugatuck Valley and a letter from South Central Connecticut Regional Water Authority’s Senior Environmental Analyst, Ron Walters dated 2/26/2016; both letters “commending the Town of Prospect for

taking the initiative to protect water quality and promote low impact development techniques”. Chairman Graveline advised that Land Use Inspector Tammy DeLoia would walk the public through the designated areas to be up-zoned. T. DeLoia explained that Cindy Gaudino, Manager Source Protection and Real Estate for Connecticut Water Company, was the first to initiate the process. Map handouts of the designated areas of the Town of Prospect were given to the public. T. DeLoia gave an explanation of a water shed area stating that it drains to a given point and continued that the Connecticut Public Health Code defines a public drinking water watershed as an area that drains to a water source such as wells or reservoirs. T. DeLoia stated that both Water Companies support and encourage the up-zoning. T. DeLoia continued that there are 14 properties; 10 of South Central Connecticut Regional Water Authority and four of Connecticut Water Company for a total of 347.31 acres. The following are the locations: 2 Cornwall Avenue, 35 Cornwall Avenue, 69 Roaring Brook Road, 70 Roaring Brook Road, 75 Roaring Brook Road, 80 Cheshire Road, 62 Matthew Street, 64 Matthew Street, 68 Mountain Road, 72 Mountain Road, 65 Porter Hill, 69 Salem Road, 260 Straitsville Road and 107 Talmadge Hill Road. T. DeLoia explained that there are no plans by the water companies to sell-off parcels, and if it did, the offers would need to be made to another water company or the Town first before they could sell to a developer. T. DeLoia continued that the change would be to protect the natural resources of the Town, by protecting the water quality in the water supply watershed areas for drinking water, wildlife habitat, aquatic plant-life habitat and Inland Wetlands. T. DeLoia also explained that the plan would go along with the State of Connecticut’s, the Town’s and the Region’s Plan of Conservation and Development. T. DeLoia advised that this is a pro-active approach to protecting the water quality for the abutting property owners and the Town. Chairman Graveline asked the public for comments. *Orion Peck, 230 Straitsville Road* raised her concern regarding purchasing properties that are close to reservoirs and the use of pesticides on these properties. Orion Peck also questioned why the area of 208 Straitsville Road was not included in the up-zone as it is a steep hilly terrain. T. DeLoia stated that she would check into it. Orion Peck also suggested that the Town of Prospect consider purchasing this property and the adjacent reservoir as the reservoir could be used for recreational uses. Orion Peck also suggested that the Gun Club may want to consider purchasing this property for its members as the terrain would suit it nicely. A. Havican stated that the intention of the plan is to protect the land. *Phil Marasco, 21 Oak Lane* and *Agim Halim, 18 Roy Mountain Road* expressed their concerns that it was just water company properties and not adjoining properties. *Mike Kapareiko, 87 Talmadge Hill Road*, questioned the “timber harvesting” on Talmadge Hill Road. T. DeLoia explained that the permits have been in place for a few years and that this “harvest” will promote new tree growth and create habitat for animals. M. Kapareiko advised that he supported the effort to protect the Town’s water supply. *Carolyn Salva, 89 Talmadge Hill Road* advised that she had the same concerns and did not want to commercial growth in her area. *Dan Wallace, 44 Matthew Street* questioned the cause for zone change. Both Chairman Graveline and T. DeLoia advised that this change had been on the “To Do List” for the Commission and the Land Use Department for a long time. *Samantha Stirk, 71 Longwood Drive, Naugatuck* thanked the Commission for the zone change. J. Crumb thanked the Land Use Department, Tammy DeLoia and Rosalyn Moffo for their hard work on making this change come about. Chairman Graveline advised that this was many years in the making. *A. Halim and M. Kapareiko* had questions regarding the Aquifer. Chairman Graveline asked the public if there were any more questions, hearing none, **Motion** made by A. Havican, seconded by J. Crumb to close the Public Hearing. **Unanimous.** After discussion, **Motion** made by A. Havican, seconded by K. Kemp to approve the proposed amendments to the Zoning Map to change the zone designations of properties owned by the Connecticut Water Company and the South Central

Connecticut Regional Water Authority located in a Public Water Supply Watershed Area from Residential 1-Acre (RA-1) to Residential 2-Acre (RA-2) and to set an effective date of May 1, 2016. **Unanimous.**

**Old Business:**

Discussion on Zoning Regulations Section 3.1 Uses by District

T. DeLoia reviewed proposed changes to Section 3.1 Uses by District. After discussion, Commission members asked T. DeLoia to review items that included:

Building Materials – Wholesale: set a percentage for retail

Commercial Outdoor – by Special Permit across the Board but not in “CP” Commerce Park

General Contractors

Discussion will continue at a future meeting.

**Land Use Inspector’s Report:**

T. DeLoia gave the Commission a letter from Attorney Jennifer Sills Yoxall

RE: Questions regarding regulation of “farming” activities

After discussion, **Motion** made by Al Havican, seconded by K. Kemp to place the Land Use Inspector’s report on file. **Unanimous.**

**Public Participation:** None

Chairman Graveline commented that a police car sat in the middle of Rte 69 while a memorial service was held at the Prospect Memorial Funeral Home. The police car had cones on either side designating areas for cars to drive. Chairman Graveline stated that he was in favor of having a police car placed in the middle of Rte 69 at Prospect Memorial Funeral Home during memorial services to alleviate traffic concerns.

**Adjournment:**

**Motion** made by A. Havican, seconded by J. Crumb to adjourn the meeting. **Unanimous.** The meeting was adjourned 8:20 p.m.

*E. Gil Graveline*

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Chairman