

**Planning & Zoning Commission**  
**Unapproved Minutes**  
**October 5, 2016**

Chairman G. Graveline called the meeting to order at 7:02 p.m. The meeting was recorded.

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

**Alternates Present:** G. Ploski

**Absent:** R. Blanc and D. Santoro

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

Chairman Graveline sat G. Ploski for D. Santoro.

**Approval of Minutes:**

**Motion** made by G. Ploski, seconded by J. Crumb to accept the minutes of September 21, 2016 as submitted. **Unanimous.**

**Correspondence:** None

**Public Participation:**

Gene McCarthy, Asst. Director of Prospect Public Works attended the meeting to discuss the second course of 2" top pavement from the Murphy Road Rte 69 intersection up to the end of the Aria property on Murphy Road. G. McCarthy asked the Commission to review the plan and bond for Aria Banquet Facility in order to pave the Town road. After discussion, Chairman Graveline and Commission members asked Land Use Inspector, Tammy DeLoia to contact the Town's Attorney to review the plan and bond for Aria Banquet Facility and advise on how to move forward.

**New Business:**

**Pure Power Electric, 24 Industrial Road, Site Plan Application for an Electrical Contractor.** Attorney Kevin McSherry, Counsel for Pure Power Electric, appeared and presented to the Commission an application and site plan for 24 Industrial Road. Attorney McSherry explained that T. Hill of Pure Power Electric would like to add one desk to the existing mezzanine office; no employees will be onsite and there is allotted parking for one vehicle, though there is adequate space for more. G. Ploski questioned if there is outside storage and chemicals onsite. Pure Power Electric owner T. Hill advised that there are no chemicals and that there would be no additional outdoor storage. Chairman Graveline asked the Commission if there were any other questions. No further comments were made. **Motion** made by J. Crumb, seconded by G. Ploski to accept and approve the Site Plan Application of Pure Power Electric, 24 Industrial Road, for an Electrical Contractor. **Unanimous.**

**Public Hearing:** None

**Old Business:** None

**Land Use Inspector's Report:**

Land Use Inspector, Tammy DeLoia advised that she had received notice from FEMA regarding their study of the Quinnipiac Watershed for review of the 'Flood Zone'.

T. DeLoia stated that the only change for Prospect was a tiny piece in the northwest corner of Panel 281 that borders the Town of Cheshire. T. DeLoia explained that this area was not in the 'Flood Zone' and after discussion with DEEP FEMA advised verbally that the Town of Prospect did not need a public hearing to update the flood panels or the zoning regulations. T. DeLoia stated that she had requested a written statement from FEMA regarding this matter. T. DeLoia continued that if a written statement is not received, then the Commission could go forward with a public hearing as the homeowners in the Town's 'flood plain' could have to pay a penalty fee and the Town would be put on probation due to not adhering to FEMA.

T. DeLoia advised that she had attended a CAZEO meeting on Wednesday, October 5, 2016. The meeting's guest speaker was Melanie Bachman, acting director of the Connecticut Siting Council. T. DeLoia stated that during the previous week, technical meetings had been conducted with M. Bachman, members of PURA and members of Mobilitie, LLC; Bert Cohen of CMM also attended. M. Bachman advised that the discussions were not completed and that the Town's Building Officials should not give out permits as this is still a work in progress and no jurisdiction of either the Siting Council or PURA has been set.

A general discussion took place regarding the writing of sidewalk specifications for an ordinance or the zoning regulations. **Motion** made by A. Havican, seconded by 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 J. Crumb to adjourn the meeting. **Unanimous.** The meeting was adjourned @ 7:45 p.m.

*E. Gil Graveline*

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Chairman