

Planning & Zoning Commission
Unapproved Minutes
August 2, 2017

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

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

Alternates Present: G. Ploski

Absent: D. Santoro and R. Blanc

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 A. Havican to approve the minutes of 7/19/17. **Unanimous.**

Correspondence:

1. Connecticut Federation of Planning and Zoning Agencies Spring 2017

Motion made by G. Ploski, seconded by K. Kemp to place correspondence on file. **Unanimous.**

2. Invoice from DTC, Prospect Town Engineer, RE: 33 Coachlight Circle; Professional Services from May 14, 2017 to June 10, 2017, in the amount of \$892.80, dated 7/5/17. **Motion** made by A. Havican, seconded by G. Ploski to authorize payment of an invoice dated 7/5/17, in the amount of \$892.80 from DTC, Prospect Town Engineer, Re: 33 Coachlight Circle; Professional Services from May 14, 2017 to June 10, 2017. **Unanimous.**

Public Participation:

Several residents of Regency at Prospect including Cynthia Johnson, 6 Lilac La, Harvey Druker, 14 Lilac La and Dr. Patricia Podolak, 16 Lilac La appeared before the Commission. Cynthia Johnson presented the Commission with a petition from the residents of “the hill” area, Phase 4, Lilac La and Sycamore Dr, asking for the Commission’s consideration to withhold further release of performance bond of Toll Bros monies “until successful remediation is achieved on several open issues involving sustainable landscaping conditions” as this area of rock out-cropping, “underwent extensive disturbance by the builder, Toll Bros and they have failed to restore the grounds to viable and sustainable landscaping conditions appropriate for a residential community”. After discussion, Chairman Graveline requested of T. DeLoia a map of Phase 4, Regency at Prospect for the Commission to review.

New Business: None

Public Hearing:

7:10 p.m. *Jane Valetkevitch, 33 Coachlight Circle-Application for a 5-Lot Re-subdivision Cont’d.* Michael Lambert, P.E. of HE Cole & Son appeared before the Commission. M. Lambert advised that the project had received Inland Wetlands approval. A letter dated 8/2/17, from J. Andrew Bevilacqua, P.E., Associate & Manager of Civil Engineering DTC was received and was submitted to the Commission and to M. Lambert with one concern outstanding; item #1 requested revision to drainage calculations. M. Lambert stated that this will be addressed by a phone call between engineers. An appraisal for a fair market value of \$210,000 for the property was submitted by M. Lambert. Chairman Graveline also advised that the E & S bond estimates for each of the 4 Lots were received; the Commission approved the E & S bond estimates. Chairman Graveline asked for comments. J. Crumb asked if the drainage calculation that DTC noted, would be corrected. M. Lambert advised that he would speak with DTC and address this issue. Chairman Graveline asked to make the drainage calculation, a stipulation of the Resolution of Approval. No other comments were made. **Motion** made by J. Crumb, seconded by A. Havican to close the public hearing of *Jane Valetkevitch, 33 Coachlight Circle-Application for a 5-Lot Re-subdivision.* **Unanimous.**

G. Ploski recused himself from the meeting.

7:20 p.m. *Industrial Storage LLC, ETAL, 99 Union City Road – Special Permit Application for a 40,000 sq ft Industrial Building and Accompanying Site Improvements Cont’d.* Roland Desrosiers L.S. representing John Gallagher of Industrial Storage LLC, ETAL gave the Commission a 7 page site plan revised to 7/24/17. Also received was a letter dated 8/2/17 from Roland Desrosiers requesting an extension of 30 days for the public hearing of *Industrial Storage LLC, ETAL, 99 Union City Road* to continue. **Motion** made by K. Kemp, seconded by J. Crumb to approve the 30 day extension of the public hearing for Industrial Storage LLC, ETAL, 99 Union City Road. **Unanimous.** R. Desrosiers stated that the plan shows a “revised area” that will leave 30,000 cu yds of material on site; regrading in the northeast corner near the road, has been revised to show more trees and a more natural state near the adjacent property owners, with 3,000 yds of material left on site; a total of 110,000 cu yds will be removed off site; a notation was made on sheet 1 of the site plan (revised date 7/24/17); the “grade” is still 150 to 200 ft away from the property lines so the additional fill that will remain on site will not adversely affect the neighbors. R. Desrosiers asked and Chairman Graveline stated that the Notice of Granting Permit was received from the

IWC. R. Desrosiers commented that CONNDOT asked that the driveway be moved to begin at the radius of 10 ft from the curve of the adjacent driveway, the driveway has been relocated 13 ft eastward from the curve of the G & G Trust driveway; this is shown both on the 80 and 40 scale drawings; radius going in is a 50 ft radius; the driveway is 24 ft; going out is a 60 ft radius, which was also changed due to a request by CONNDOT. R. Desrosiers asked that the Commission look at sheets 6 & 7, stating that these are profile drawings of the road and site distances. R. Desrosiers stated that the elevation of the driveway has been increased to 798 ft which would help height of eye for people at this intersection adding another foot; this was noted on the plan. R. Desrosiers asked the Commission to look at page 6 noting the profile was in a westerly direction toward Naugatuck. R. Desrosiers stated that by moving the driveway eastward, there would be a loss of sight distance which was displayed in sight line Criteria "C" for a car, the distance should be at 500 ft and is now short by 26 ft to 474 ft which gives a less perception/reaction time of .5 second at 45 mph; sight line Criteria "B" for a SU-30 is 560 ft, the requirement is 630 ft and sight line Criteria "A" for a Tractor/Semi trailer is at 587 ft exiting the property, which has the most loss as the requirement is 765 ft. As to Page 7's profile; looking in an easterly direction at westbound, the sight lines are for the height of eye: 7.5 ft at 800+ ft for a Tractor/Semi-Trailer (Criteria D); a SU-30 vehicle: height of eye: 6 ft at 800+ (Criteria E) and Car site distance coming out of driveway: height of eye: 3.5 ft at 516 ft (Criteria F); this is more than the State requirement of 500 ft. R. Desrosiers noted that plenty of distance was plotted at the intersection of Rte 68 and Cedar Hill Rd for traffic, with signage posted for "Trucks Entering" on Rte 68 on the opposite side of the street. J. Crumb questioned if the retaining wall was to be an engineered wall and R. Desrosiers replied that if the Commission requested it, it would be done. Chairman Graveline asked for comments. Attorney Leonard (Lenny) Caine, representing Linda & Greg Ploski of G & G Trust, presented the Commission with two documents: Office of the State Traffic Administration and Connecticut Department of Transportation (Highway Design Manual 2003 Edition) referencing State mandated speed limits; the speed limit from Clark Hill Rd to Morris Rd easterly is 45 mph. Attorney Caine stated that he will reserve commentary until the next meeting. Caitlin Kelly, 95 Union City Rd stated that she is not in favor of granting an approval for this special permit application due to safety and noise. No further comments were made. Chairman Graveline continued the public hearing of *Industrial Storage LLC, ETAL, 99 Union City Road – Special Permit Application for a 40,000 sq ft Industrial Building and Accompanying Site Improvements until August 16, 2017 at 7:20 p.m.* G. Ploski returned to the Commission.

Old Business: None

Land Use Inspector's Report:

-Regency at Prospect – Affordability Plan – General Discussion: - A handout of the Affordability Plan was given to the Commission. T. DeLoia advised that the PZC has received permission from Mayor Chatfield to have the Town's attorney, Jennifer Yoxall attend a meeting to discuss the Affordability Plan. T. DeLoia explained that Attorney Yoxall strongly encouraged keeping the Affordability Plan as is without any waivers or exceptions. T. DeLoia stated that the Homeowners Association or Toll Bros could come before the PZC if amendments are requested. The Commission was in agreement with the Town's Attorney.

-Toll Bros, Regency at Prospect, Phase 6 – Toll Bros land manager, Ted Merchant forwarded a proposal for the bond for Phase 6. T. DeLoia gave a copy to Asst. Public Works Director, Gene McCarthy for his review. After the review and recommendations are made, the bond for Phase 6 will be submitted to the PZC.

-Land Use Inspector, Tammy DeLoia gave the Commission a letter of her resignation. The Commission thanked T. DeLoia for her services, extended their gratitude and accepted her resignation with regret.

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 G. Ploski to adjourn the meeting. **Unanimous.** The meeting adjourned @ 8:06 p.m.

E. Gil Graveline

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Chairman