

Planning & Zoning Commission
Unapproved Minutes
February 1, 2017

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

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

Alternates Present: G. Ploski

Absent: K. Kemp, 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 J. Crumb to approve the minutes of 1/18/17 as amended. **Unanimous.**

Correspondence:

1. Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter Winter 2017
2. Save the Date: CFPZA Annual Conference – March 23, 2017
3. Letter dated 1/30/17, from Brown Rudnick for Melanie A. Bachman, Esq. Acting Executive Director Connecticut Siting Council Re: Notice of Exempt Modification 54 Waterbury Rd. Prospect

Motion made by A. Havican, seconded by G. Ploski to place correspondence on file.
Unanimous.

Public Participation:

Kelly Cronin, 9 Spring Road, Kelly's Kids and Farm on Wheels came before the Commission to advise that she would like to take on a new endeavor, to offer a place for services for people to bring their pets that have passed. There would be no burial or cremation on site but the use of the "barn" to hold the services; when the patrons leave, they would take their animals with them. K. Cronin advised that she had contacted the State of Connecticut and was advised that there are no regulations prohibiting these services. K. Cronin stated that she would like to advertise though she is aware of the traffic on Spring Rd. K. Cronin advised that the services would be by appointment only and not during other events on the grounds; with only a minimal amount of people allowed at one time. After discussion, it was the consensus of the Commission that this endeavor was an extension of her existing permit on 13 & 18 Spring Road. K. Cronin thanked the Commission for their time.

New Business:

1. **Jeffrey Cianciolo, 16 Coachlight Circle – Home Occupation Application for a Home Office: Consulting – Internet Freight Sales/Flatbed Heavy Hauling.** *Jeffrey Cianciolo, 16 Coachlight Circle* appeared and presented before the Commission with a Home Occupation Application for a Home Office: Consulting-Internet Freight Sales/Flatbed Heavy Hauling. J. Cianciolo advised that the business would be a "DBA", Jeffrey David Associates DBA Flatbed Heavy Hauling. J. Cianciolo stated that he would have a desk, phone, copier, fax and computer to perform sales and dispatch through phone and internet. No storage, signage or customers would be coming to the home. Chairman Graveline asked for comments. After hearing no comments, **Motion** made by G. Ploski, seconded by A. Havican, to accept and approve the application, stating that a Public Hearing was not necessary, for a home occupation application

for a home office for: Consulting – Internet Freight Sales/Flatbed Heavy Hauling at 16 Coachlight Circle. **Unanimous.**

2. **Scott LaMontagne, 7 Straitsville Rd., 2nd Floor – Home Occupation Application for a Home Office for a Home Improvement Contractor.** *Scott LaMontagne, 7 Straitsville Rd., 2nd floor,* appeared and presented before the Commission with a Home Occupation Application for Home Office for a Home Improvement Contractor for “All Saints Home Improvement”. A letter from the property owner, Danielle Pennington was also submitted to the Commission. S. LaMontagne advised that it would be for a home office only, no outdoor storage, signage or client meetings. S. LaMontagne stated that there is only one parking spot for his vehicle. Chairman Graveline asked for comments. After no other comments were made, **Motion** made by G. Ploski, seconded by J. Crumb to accept and approve, stating that a Public Hearing was not necessary, for a home occupation application for a home office for a Home Improvement Contractor at 7 Straitsville Rd., 2nd floor. **Unanimous.**

3. **John J. Gomez, 261 New Haven Rd – Application for Home Occupation for a Home Office for Enhanced Precision Weather Forecasting. No Action Taken.**

4. **Steven Winter, 376 Matthew St. – Application to Amend Zoning Regulations Section 2.2 Definitions to add a definition of “Weather Shelter” and to add a new section under Section 5.2 Accessory Structures in Residential Zones to be entitled Section 5.2.9 Weather Shelter.** *Steven Winter, 376 Matthew St.* appeared and presented before the Commission with an application for a proposal to add a new section to the Prospect Zoning Regulations and to revise an existing section: 1. Additions to Section 5.2 to add “Weather Shelters” in RA-1 & RA-2 zones as a new Section 5.2.9 and to add to Section 2.2 Definitions: “Weather Shelter”. After discussion, S. Winter withdrew his request for a proposal to Amend Zoning Regulations Section 2.2 Definitions to add a definition of “Weather Shelter” and to add a new section under Section 5.2 Accessory Structures in Residential Zones to be entitled Section 5.2.9 Weather Shelter.

Public Hearing: None

Old Business: None

Land Use Inspector’s Report:

1. 158-158A Waterbury Road – T. DeLoia stated that both she and the Mayor had received a letter from the owner of 158-158A Waterbury Rd., regarding complaints from the neighbors as to vehicles being stored and detailed for Auction on the property. The letter had stated that he was approved for 15 cars when they were approved for their new site plan by the PZC. T. DeLoia stated that this information was inaccurate as the approval from the PZC was for the existing businesses in the plaza to park and not for other stored vehicles.

2. 376 Matthew Street – A notice of violation was sent to Mr. & Mrs. Winter, 376 Matthew St. T. DeLoia stated that she was advised by Jen Yoxall, the Town’s Attorney regarding the Town’s “Right of Way”, that the enforcement runs concurrent with the Town Ordinance, Gene McCarthy the Public Works Assistant Director and the PZC. T. DeLoia also stated that G. McCarthy had advised that he was against the buildings in the Town’s “right of way” and was to call Mr. Winter.

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

Public Participation:

Marilyn Bonyai, 18 Woodcrest Dr., commented that she would not be happy if the “huge” structure located on 376 Matthew St. was built next to her property.

Adjournment:

Motion made by A. Havican, seconded by J. Crumb to adjourn the meeting. **Unanimous.** The meeting adjourned @ 8:10 p.m.

E. Gil Graveline

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Chairman