

Planning & Zoning Commission
Unapproved Minutes
January 18, 2017

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

Members Present: G. Graveline, K. Kemp, D. Santoro and J. Crumb

Alternates Present: G. Ploski

Absent: A. Havican and R. Blanc

Others Present: Tammy DeLoia, Land Use Inspector

Chairman Graveline sat G. Ploski for A. Havican.

Approval of Minutes: **Motion** made by J. Crumb, seconded by G. Ploski to approve the minutes of January 4, 2017 as submitted. **Unanimous.**

Correspondence: None

Public Participation: None

New Business:

a. **Vincent Jacovino, Lucky 68 LLC, 92 Cheshire Rd. – Site Plan Amendment for a Commercial Storage Building Addition.** *Vincent Jacovino of Lucky 68 LLC*, appeared before the Commission with an application and site plan to construct a 50'x40' (2,000 sq ft) addition to his current rear storage building at 92 Cheshire Rd. V. Jacovino advised that he had built his current building of 4,000 sq ft in an area on the property where a 2,000 sq ft addition could be constructed. Commission members questioned setbacks. Land Use Inspector T. DeLoia advised that she had visited the property after reviewing the site plan and measurements were taken. T. DeLoia advised she had concluded that the new addition would well exceed the setback of 40 ft to approximately 53 ft, while the established use meets all other setbacks. Chairman Graveline questioned adequate parking. V. Jacovino commented that there is adequate parking; the driveway will consist of process, gravel and millings as currently exists. Chairman Graveline raised questions as to outside lighting. V. Jacovino explained that the outside lighting would be downward facing and toward the wooded area of Plumb Farms. V. Jacovino advised that he may need to build a 4' high retaining wall to assist with drainage. J. Crumb questioned what would be stored in the building. V. Jacovino advised that the building will house landscaping equipment and fertilizer which he is licensed for through the DEEP. After discussion, **Motion** made by K. Kemp, seconded by G. Ploski to accept and approve a 2,000 sq ft addition to the current rear 4,000 sq ft storage building for V. Jacovino, Lucky 68 LLC, located at 92 Cheshire Rd. **Unanimous.**

b. **General Discussion Re: Zoning Regulations Section 4.19 Gateway Overlay District.** The Commission held general discussion on the Zoning Regulations Section 4.19 Gateway Overlay District.

Public Hearing: None

Old Business: None

Land Use Inspector's Report:

-**Kolcinuku LLC, 26 Union City Rd.**-T. DeLoia advised that most of the cars parked at 26 Union City Rd. had been removed except for one, a red station wagon, that could not be started, but the owner was working on having it removed.

-**Consultant Fees** - The Commission held general discussion on Consultant Fees.

-**Ken Faroni, of O & G Industries, 147 Salem Road** – Ken Faroni of O & G Industries had advised T. DeLoia that Mohawk Northeast, Inc. would like to use the O & G quarry on Spring and Salem Roads to dismantle and breakdown 70' sections of concrete from the old bridge that is being rebuilt over the Rte 8 corridor in Naugatuck continuing to the Big Y supermarket. T. DeLoia stated that this is the safest area to do this type of work, the concrete would not be stored, but the work would be for a temporary period of time in April or May of 2017.

-**Prospect Gun Club** – T. DeLoia stated that she had spoken with Jerry Williams, president of the Prospect Gun Club regarding the amendment to the Resolution of the Prospect Gun Club. J. Williams had advised that the Gun Club is considering installing sound absorption foam in the ceiling and along the walls of the shooting range. J. Williams also addressed rapid fire guns and 50 calibre guns and stated neither rapid fire guns nor 50 calibre rifles are allowed. J. Williams addressed pulsating noise and stated that the repetitive noise could be when everyone starts off together, when the targets are changed. D. Santoro commented that the noise could be emanating from the Police department's target practice. Commission members concurred that the Gun Club needed to comply with the entire Resolution and to go forward with what the PZC asked of them.

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

Public Participation:

Steven Winter, 376 Matthew Street came before the Commission to advise that he had contacted the Prospect Building Official, Bill Scarpati to view a "Bus Shelter" he had built for his children, on his property in front of his house; 7 ft off the road and 9 ft high. After viewing the structure, B. Scarpati had advised S. Winter to contact Land Use Inspector T. DeLoia as a Building permit was not needed. S. Winter was advised by T. DeLoia that this was a violation of the Zoning Regulations and cited Section 5.2.5. of the Zoning Regulations: Detached Storage Buildings, Utility Buildings, Workshops, Hobby Shops, Recreation Rooms and Other Similar Purposes. T. DeLoia told S. Winter that he would need to stop work on the structure. S. Winter now came to the Commission to question what the next step would be for a Zoning regulation change. After discussion, D. Santoro suggested submitting a possible Zoning regulation change with language that the Commission could review and discuss.

Adjournment: **Motion** made by G. Ploski, seconded by D. Santoro to adjourn the meeting. **Unanimous.** The meeting adjourned at 8:37 p.m.

E. Gil Graveline

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Chairman