

**Planning & Zoning Commission**  
**Unapproved Minutes**  
**May 3, 2017**

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

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

**Alternates Present:** G. Ploski and R. Blanc

**Absent:** A. Havican

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

Chairman Graveline sat R. Blanc for A. Havican.

**Approval of Minutes:**

**Motion** made by J. Crumb, seconded by K. Kemp to approve the minutes of 4/19/17. **Unanimous.**

**Correspondence:** None

**Public Participation:**

*Bob Albert, 9 Wilkens La.,* commented that the approved storage building addition has not been constructed, but a temporary canvas “structure” could be seen at the property of Jacovino’s Lawncare, LLC at 92 Cheshire Rd. B. Albert continued that per the Prospect Zoning Regulations this type of structure is not allowed. Both Chairman Graveline and G. Ploski stated that while this type of structure is not allowed in the Residential zone, 92 Cheshire Road is a Business zone and it was the consensus of this Commission, that in the Business and Industrial zones this temporary structure was not disallowed. Chairman Graveline asked if there were any other comments. No other comments were made. Chairman Graveline asked Land Use Inspector, Tammy DeLoia look into the situation.

**New Business:**

a. Town of Prospect, 36 Center Street – Town of Prospect request for approval for the Town of Prospect’s Highway Safety Program 2017 to mill and pave various town roads under Connecticut General Statutes §8-24. Chairman Graveline read the request of the Town of Prospect from Mayor Robert J. Chatfield’s letter dated 4/27/17 for the Town of Prospect’s Highway Safety Program 2017 to repair and improve town roads under Section 8-24 of the Connecticut General Statutes. The letter also stated that “this will be in accordance with the Town’s Capital Plan”. Chairman Graveline asked for comments. No other comments were made. **Motion** made by J. Crumb, seconded by D. Santoro to support the request of the Town of Prospect for the Town of Prospect’s Highway Safety Program 2017 to mill and pave various town roads under Connecticut General Statutes §8-24, which is in accordance with the Town’s Capital Plan. **Unanimous.**

b. Garrett Homes, LLC, 14 Union City Road-Special Permit Application for a 9,100 sq ft Retail Store. Michelle Carlson, Civil Engineer representing BL Companies and Doug Grunert, Architect for BKA Architects, appeared and presented before the Commission with a Special Permit Application of 5 pages, including a letter of consent from Joseph & Katherine Sajda property owners, authorizing Garrett Homes, LLC in representing of correspondence and notices, approvals and permitting matters for this project. Also submitted, a 21 page Site Plan dated 4/28/17 prepared by BL Companies’ Engineer from Michelle M. Carlson, for Garrett Homes, LLC; a Stormwater Management Report prepared by BL Companies, BL Project Number 16C6080 for Garrett Homes, LLC dated 4/28/17 and a letter from Chesprocott Health District dated 4/19/17 approving the septic system design for 14 Union City Road for a 9,100 sq ft Retail Store. *M. Carlson explained* that the site plan is for a Dollar General, which is comparable to a mini-Walmart, but not a dollar store. The building will be a 9,100 sq ft, with 37 parking spaces, per the Town’s zoning regulations. The main entrance will be located on Union City Road (Rte 68), with an “in only” entrance for truck delivery traffic coming from Old School House Road. The on-site septic system is failing; a new Chesprocott Health District approved septic system will be installed. There will be an

underground storage system for storm water that will be metered out and drain into the existing storm water system that is in place on Union City Road (Rte 68). Red Maples and Evergreens will be added to the landscape, the trash receptacle will be screened; all setbacks have been met. The utilities available include electrical, gas and public water. G. Ploski questioned what types of controls will be in place in the north-western area of the property to alleviate traffic if there is only one entrance/exit in this area from Union City Road (Rte 68). Commission members questioned if there was a traffic study. The landscaping was a concern. J. Crumb commented that he would like to see the landscaping continue to the road, which did not show on the site plan. M. Carlson commented that accommodations will be made to extend the grading to the road with landscaping to the curb on both Union City Road and Old School House Road. G. Ploski raised concerns regarding the entrance from Union City Road (Rte 68) and a trailer truck crossing the radius of the center line onto the property. M. Carlson advised that trailer truck access would be from Old School House Road and not from Union City Road (Rte 68). T. DeLoia questioned hours of operation as there is a residential use to the right of the property. M. Carlson stated that the hours could be from 8 a.m. to 10 p.m. Chairman Graveline questioned lighting and site lines. M. Carlson advised that there will be dark sky lighting with LEDS. M. Carlson also commented that the visibility was good with no site line issues. J. Crumb raised his concerns for traffic regarding entering and exiting from Union City Road (Rte 68). M. Carlson commented that she would provide the traffic analysis. *Doug Grunert, Architect for BKA Architects*, designed the building for Garrett Homes, LLC. D. Grunert advised that the building was designed with a traditional New England look to compliment other buildings in the area, including the Town Hall. The building will have window elements that will be bracketed from the inside, the pre-engineered metal building will consist of a brick façade with a 9/12ths pitched Gable roof. The siding will be of Hardy Board with colors of dark Tan and Cream for the trim. The building signage will be illuminated. The overhang will continue along the front of the building to cover the 42” wide sidewalk. The front entrance will consist of double swinging doors. The roof gutters will slope to the sides of the building. Chairman Graveline requested some type of fencing to protect from children climbing onto the roof from the back of the building. T. DeLoia questioned free-standing signage as this building is in the Western Gateway. D. Grunert advised that there will be a free-standing 16” high sign, internally lit, at the entrance from Union City Road (Rte 68). T. DeLoia noting the Gateway location asked that the Commission receive a plan for the signage. G. Ploski questioned if there would be signage in the windows which D. Grunert advised that there would not. Chairman Graveline questioned the type of roof shingles. D. Grunert advised that the shingles would be asphalt. D. Grunert also advised that water runoff would not go back toward the building but would go toward Old School House Road then into the storm drain system. Commission members and T. DeLoia commented that they appreciated the nice design of the building. Chairman Graveline asked if there were any further comments. G. Ploski remarked that he would like the landscaping, radius of the Union City Road (Rte 68) entrance/exits and Old School House Road entrance/exits be addressed. Chairman Graveline asked the Commission if there were any other questions. No other comments were made. **Motion** made by J. Crumb, seconded by D. Santoro to accept the Special Permit Application and to set a Public Hearing for May 17, 2017 at 7:10 p.m. for Garrett Homes, LLC, 14 Union City Road-Special Permit Application for a 9,100 sq. ft. retail store. **Unanimous.**

**Public Hearing:** None

**Old Business:** None

**Land Use Inspector’s Report:**

-376 *Matthew Street* – The accessory building or “winter shelter” has been removed off the road.

-CVS, 26 *Waterbury Road* – The sidewalks have been completed and work is in progress to widen Waterbury Road (Rte 69) for a southbound bypass lane at Old School House Road and Waterbury Road (Rte 69).

-*Waterbury Road (Rte 69), from the Mobil Station to the Waterbury line.* New catch basins are in the process of being installed and raised as the road will be milled; paving will occur in July/August of 2017.

- *Regency at Prospect.* T. DeLoia explained that she has received several complaints from the Town Council Chairman, local realtors and sales staff of Toll Bros regarding the increase of the price of one particular “Affordable” unit. The home had originally sold for approximately \$190,000, but due to the homeowners’ renovations for a finished walk-out basement, the home is on the market for sale at a considerably higher cost. T. DeLoia advised that there is a specific formula to follow for the “Affordable” units, per the Affordability Plan that is in place for 40 years. T. DeLoia continued that she is concerned because the Town of Prospect only has a small amount of “Affordable” units and would not want to lose any. T. DeLoia advised that she has been trying to contact the administrator for the “Affordable” units, Mark Nolan of Danbury, (whom the Prospect Town Council had originally appointed) to which she has received no response. She has also been in contact with the ST of CT Dept. of Housing, and currently has contacted the Town’s Attorney Jennifer Yoxall for assistance.

-*Route 69 Auto Sales.* T. DeLoia stated that she has received several complaints of encroachment from area business owners, Mayor Chatfield and Assist. Public Works Director, Gene McCarthy as to vehicles and parts being stored on the Town’s and State’s properties as well as area businesses. T. DeLoia continued that Route 69 Auto Sales are not in compliance with their site plan and she is working with them to bring them back into compliance.

-*70 Salem Road.* T. DeLoia commented that Wayne Zirolli, a civil engineer of private practice and Borough of Naugatuck engineer, along with Attorney Ned Fitzpatrick have been working with the home owners. On Monday, May 8<sup>th</sup>; Wayne Zirolli will be coming to the Inland Wetlands Commission to advise of the stability of the property and to apply for a Wetlands permit.

**Motion** made by R. Blanc, seconded by K. Kemp to place the Land Inspector’s verbal report on file. **Unanimous.**

**Public Participation:**

*Mike Coviello, 7 Putting Green La.,* who had entered the meeting late, questioned what had happened with the application for the special permit for the dollar store. T. DeLoia commented that the application is for a retail store, not a dollar store, but a Dollar General. Chairman Graveline advised that there will be a public hearing on May 17, 2017 at 7:10 p.m. for the special permit application for a proposed 9,100 sq ft retail building that was submitted for 14 Union City Road and at that time anyone may speak or ask questions.

**Adjournment:**

**Motion** made by J. Crumb, seconded by R. Blanc to adjourn the meeting. **Unanimous.** The meeting adjourned @ 8:15 p.m.

*E. Gil Graveline*

E. Gil Graveline  
Chairman