

**Planning & Zoning Commission**  
**Unapproved Minutes**  
**February 7, 2018**

Chairman Graveline called the meeting to order at 7:10 p.m.

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

**Alternates Present:** G. Ploski, Bob Albert and Mike Dreher

**Absent:** None

**Others Present:** Land Use Inspector, Mary Barton

**Approval of Minutes:**

**Motion** made by S. Duffany, seconded by K. Kemp to approve the minutes of January 17, 2018.

**Unanimous.**

**Correspondence:**

Letter from the Volunteer Fire Department of Prospect, Inc dated January 31, 2018

Court Case Studies, informational material from the Town's Attorney – RE: Town of Chester, Town of New Milford and Town of Washington

**Motion** made by A. Havican, seconded by J. Crumb to place correspondence on file. **Unanimous.**

**Public Participation:** None

**New Business:** None

**Public Hearing:**

J. Crumb recused himself from this Public Hearing and Chairman Graveline seated G. Ploski.

- **7:10 Nick Wright, Unlimited Fun East, 6 Gramar Ave – Special Permit Application for a New Car Dealership – Special – RV.** *Chairman Graveline* read into the record the “Notice of Public Hearing” for this special permit application as it appeared in the Republican American on January 26<sup>th</sup> and February 2<sup>nd</sup>, 2018. *Nick Wright of Unlimited Fun East* appeared and presented the Commission with an Abutters List and Certificate of Mailings; also given to the Commission - an up dated Site Plan showing parking and existing temporary oil storage tank. *N. Wright* advised that his business is growing and has applied for the Special Permit for a new car dealership – Special – RV for sales of RVs. *N. Wright* stated that he will not be going out side of the established footprint and will have a maximum of 30 vehicles. *N. Wright* also stated that he has received approval for a new car dealership for location as required from the Dept. of Motor Vehicles, through Z BA; no Chesprocott approval was necessary. *G. Ploski* noted that this was an extension of an established business. *B. Albert* commented that this was the perfect location. *Chairman Graveline* asked for further comments. No other comments were made. **Motion** made by *G. Ploski*, seconded by *A. Havican* to close the Public Hearing of Nick Wright, Unlimited Fun East, 6 Gramar Ave – Special Permit Application for a New Car Dealership – Special – RV. **Unanimous.** After discussion, no Resolution of Special Permit was required. **Motion** made by *G. Ploski*, seconded by *K. Kemp* to approve *Nick Wright, Unlimited Fun East, 6 Gramar Ave – Special Permit Application for a New Car Dealership – Special – RV.* *Chairman Graveline* read into the record that it was in the Commission's judgment; the application complies with the criteria set forth under Section 12.10 special findings of the Prospect Zoning Regulations. **Unanimous.**

J. Crumb was reseated back to the meeting by Chairman Graveline.

**Old Business:**

Mary Barton, Land Use Inspector, reviewed the following:

-Stormwater Management Plan/Report - MS4 – to be updated on the Town's website and has established a reference display  
-Text amendments Chickens. Chairman Graveline asked to consider allowing only certain types of chickens for less than 3 acres.

- Also, Certificate of Mailings, Site Plan for Fire Chief Etc.

**Land Use Office Report:**

Land Use Inspector M. Barton commented on the following:

-Carport or shelter; discussion. B. Albert commented that this particular model was of corrugated steel, but could add plastic to the sides to construct garage. Commission members advised allowed in the Industrial and Business zones but not Residential.

-Mount grounded (motion) Solar Panels; M. Barton advised that the property is on an interior lot and the solar panels could be mounted to either the side or the rear of the property, but not in the front yard.

- As to enforcements, Complaints of car repairs in residential zones.

-Stormwater Management Literature Center (mobile unit) has been established for accessibility to developers and the public

-70 Salem Road – The oil truck is gone; possibly the owner comes home for lunch; the enforcement by IWC has been resolved by the Town’s Attorney, Jennifer Yoxall.

-16 Old LogTown – M. Barton advised that the homeowner had removed the large truck; once the weather breaks, she will follow up with the homeowner.

-Appendix for Zoning Regulations

Chairman Graveline asked J. Crumb to give an update on sidewalks. J. Crumb advised that there will be a meeting of the Sidewalk Task Force on February 20; the Town has allotted monies for a conceptual design for sidewalks to be created by Milone and MacBroom from the intersections of Rtes 68 & 69 to Hotchkiss Field.

**Motion** made by A. Havican, seconded by K. Kemp to place the verbal report of the Land Use Inspector on file. **Unanimous.**

**Public Participation:** None

**Adjournment:** **Motion** made by A. Havican, seconded by J. Crumb to adjourn the meeting. **Unanimous.** The meeting adjourned @ 7:50 p.m.

*E. Gil Graveline*  
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Chairman