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PROSPECT PLANNING AND ZONING COMMISSION
APPROVED MINUTES
05-20-98

Board Members Present: Chairman E. Miller, J. Moody, G. Graveline, G. Sabo & B. Hiscox
Alternates Present: none
Absent Members: D. Pomeroy
Others Present: Bill Donovan, Land Use Inspector
Others: 5

Communications:

1. April 1998 Zoning Inspector's Report, Plumbing, Heating and Electrical Inspector's Report
2. CT Federation of P&Z Agencies Quarterly Newsletter, Spring 1998
3. Inland Wetlands Approved Minutes 4/27/98
4. Smart Growth Conference Announcement
5. 5/12/98 letter from Carmody and Torrance re: Dunkin Donuts

Call to order at 7:01 pm by Chairman Miller. It was noted that the meeting will be taped. **Motion** by J. Moody, seconded by G. Graveline to approve the minutes of 05/06/98 as amended. Unanimous.

Public Participation: none at this time

Old Business: Visockis, Telecommunications Tower, 178 New Haven Road: B. Donovan presented the draft motion. (see attached). E. Miller read aloud the draft motion. Discussed the liability of the owner and agent. **Motion** by B. Hiscox, seconded by J. Moody to accept the draft motion as amended. Unanimous.

D. Reilly, Zone Change, 110 Waterbury Road: B. Donovan noted that the motion from the last meeting needs an effective date. The Commissioners asked B. Donovan to call D. Reilly and ask him to come to the next meeting with a site plan, so the Commission could act on it and set the effective date for the zone change. **Motion** by J. Moody, seconded by G. Graveline to table discussion of this until the next meeting. Unanimous.

Public Hearings: : Gary Brown, 7 lot subdivision, Virginia Estates, Scott Road, 7:30 pm: The public hearing opened at 7:37 pm as Chairman Miller read aloud the notice of public hearing. B. Donovan presented a letter from S. Poryanda, CCE, asking that the public hearing be continued until 6/17/98, as there are additional issues that he needs to resolve. The public hearing will continue on 6/3/98 at 7:30 pm.

New Business: Gail Osowski, 32 Luke Street, home occupation, ceramics: G. Osowski presented an application dated 5/20/98 and a plot plan. Chairman Miller read aloud the application. From the questions of G. Graveline, G. Osowski answered that there will be no additional traffic, no retail shop at her home, and at this time she is not offering classes. J. Moody asked her if all of the work would be performed on her premises and in the basement. She answered yes. He also explained that under the definition of home occupation, the business cannot occupy more than 1/3 of her home and there cannot be more than 2 employees from outside the family. She will not be using any signs on the property. B. Hiscox asked about hazardous materials. She explained that all of the paint is lead free. G. Graveline explained that in being consistent with the past, the neighbors do not need to be notified as there is no additional traffic. B. Donovan mentioned that the regulations do include ceramic studios under home occupations. J. Moody explained to the applicant that if there are any changes in her operation, other than discussed this evening, she will need to come back before the Commission. **Motion** by B. Hiscox, seconded by G. Graveline, to accept and approve the application dated 5/20/98 from Gail Osowski, 32 Luke Street, for a home occupation to sell ceramic pieces at craft fairs. Unanimous. Fees accepted.

Edwards Printing, Co., 16 Waterbury Road, site plan: B. Donovan explained that the applicant is not here as he is not prepared at this time.

DRAFT ADOPTED RESOLUTION

Request for SPECIAL PERMIT

Victor J. Visockis, Rosemary S. Visockis & Victor J. Visockis, Jr.
177 New Haven Road

RESOLVED TO APPROVE, request for Special Permit under Section 300 for a Telecommunications Tower, on property located at **178 New Haven Road** in a residential zone and accessed from Kluge Road. Owner: Victor J. Visockis, Rosemary S. Visockis, & Victor J. Visockis, Jr. Authorized agent: SBA, Inc., 125 Shaw Street, Suite 116, New London, CT 06320.

PROVIDED THAT:

1. The height of the tower will be 160 feet above ground level. Antennae or other mounted equipment will not exceed the height of the tower.
2. The tower must be located a distance from the property at least equal to the tower's height. No structures, other than those associated with the operation of the facility, will be permitted within the "fall zone" of the proposed tower. The "fall zone" will consist of the area 160 feet from the center point of the tower in all directions.
3. Utility installations to the property will be below ground. Utility connections from the property line to the proposed installation will be below ground.
4. Prior to the initiation of any construction activity or the issuance of a Zoning Permit, all erosion and sedimentation control measures shall be properly installed and fully functioning, and said measures shall be maintained in effective condition throughout the construction process.
5. An accessway, at least 15 feet wide and secured by a gate and/or other means will be maintained for passage of police, fire or other emergency equipment. Additional security fencing will be installed at the facility.
6. The applicant, agent, successor or assigns shall comply with all applicable requirements of Zoning and Building Regulations not referenced herein, unless otherwise specifically required by FCC regulation.
7. The above-listed agent will be responsible for, and ensure his facility and his tenants comply with all relative FCC standards and guidelines for wireless facilities. Upon termination of the lease, or should the agent abandon use of the facility, SBA, Inc. as agent, will remove all apparatus and above-ground structures from the site and restore the leased space to its original condition.

Reasons: In granting the above special permit, the Planning & Zoning Commission of the Town of Prospect wishes to state upon its records that in the Commission's judgement, the subject project complies with Zoning regulation and satisfies FCC mandate.

Draft: 5/20/98 Approved: