

**PROSPECT PLANNING AND ZONING COMMISSION  
36 CENTER STREET  
PROSPECT, CONNECTICUT 06712  
UNAPPROVED MINUTES  
Wednesday, November, 2024 @ 7:00 P.M.  
Prospect Town Hall, Lower-Level Conference Room**

Chairman M. Dreher called the Special Meeting to order on November 20, 2024, at 7:00 p.m. The meeting began with the Pledge of Allegiance.

**Regular Member in Attendance:** M. Dreher, R. Russell, B. Howley, A. Havican; G. Mann

**Regular Members Absent:**

**Alternate Members:** R. Albert

**Alternate Members Absent:**

**Also in Attendance:** M. Barton, Land Use Inspector; Jennifer Massimin, Acting PZC Clerk; Mayor Robert Chatfield; Chet Doheny CEO/President and Bruce Morrone of We do Life Together, Inc.; Eric Wagner of AI Engineering; Edward Struchowski of Pustola Associates; Michael Palmerie

**Approval of Minutes**

**Motion** made by **A. Havican** and seconded by **B. Howley** to table regular meeting minutes from October 2nd, 2024.

Vote 5 Aye 0 Nay

**Motion passes unanimously**

**CORRESPONDENCES:**

- A. CFPZ Fall 2024 Newsletter
- B. Text amendment notification from the Town of Cheshire required by the Ct General Statutes by Hickory Hill Orchards LLC to expand to a wedding and event venue.

**NEW BUSINESS:**

- A. Request to extend Special Permit O&G Industries – Two -year renewal for earth excavation (rock quarrying, including drilling, blasting, crushing, screening, stockpiling, hauling and land clearing) 147 Salem Road intersection of Spring and Salem Road.

**M. Dreher** has informed the commission that there are no changes to this permit.

**Motion** made by **G. Mann** and seconded by **B. Howley** to approve the request for O & G Industries to renew their special permit for 2 years.

**5 Aye, 0 Nay. Motion passes unanimously**

**PUBLIC HEARING:** 7:05 PM Continued from October 2<sup>nd</sup>, 2024, requesting a Special Permit Application for Elderly Housing for B&G Realty Ventures IV LLC at 25 Royal Crest Drive

**M. Barton** informed commission that Wetlands Approval was granted on Monday, November 18<sup>th</sup>, 2024.

**Bob Chatfield**, 25 Cornwall Ave, spoke in full support of this development. He has only heard positive things. He is in full support of approval of this site.

**Michael Palmerie**, 19 Amber Court, is not here on the capacity on the Town Council. He spoke in full support of the application at 25 Royal Crest Drive.

**Eric Wagner, AI Engineering**, spoke to inform the commission that all of the issues have been resolved as of the last public hearing. All of Mary's comments have been addressed. Wetlands issued approval on November 18, 2024.

**Ed Struchowski, Pustola Associates**, presented the commission with a detailed revised floor plan as discussed at the last public hearing.

**Chet Doheny CEO/President of We do Life Together, Inc.**, intends to name the facility Heartland.

**M. Barton** informed the commission that the site plan complies with the Plan of Conservation and Development in that it provides diversity in housing in Town.

**Motion** made **A. Havican** and seconded by **G. Mann** to close the public hearing at 7:29 p.m.

Vote 5 Aye 0 Nay

Motion passes unanimously public hearing is closed.

**Motion** made by **R. Russell** and seconded by **G. Mann** to approve the draft resolution provided by staff.

Vote 5 Aye 0 Nay

Motion passes unanimously

**OLD BUSINESS:**

Request for release of remaining bond 122 Waterbury Road

**M. Barton** doesn't recommend release of the remaining bond until spring due to the slope in the rear not being fully stabilized. The other outstanding issues are there is still bare soil on 126 Waterbury Road that is not stabilized. The applicant also has to execute cross easements between 122 and 126 Waterbury Road for access and drainage, the dumpster is not located on a concrete pad as required by the approved dumpster detail on the site plan. The dumpster is enclosed with a fence as required by the approved site plan. The site plan approval expires February 2025 the applicant needs to execute the cross easements and either build the approved garage that is shown on the approved site plan or request an extension of time commission can grant an additional five years to construct the garage and execute the cross easements.

**Al Havican** feels the property is one of the best properties in Prospect.

**M. Palmerie** inquired about the erosion in the rear and informed commission members that he believes the erosion is being caused by run-off from the upgradient properties i.e., road and detention basin. M. Palmerie mentioned the smell of chlorine possible pool water back wash from an upgradient neighbor?

**Al Havican** recommends speaking to the J. Slapikas, M. Campana, and the mayor in to resolve the issue.

**M. Dreher** requested that the Mayor, J. Slapickas and M. Capanna Assistant Public Works Director be invited to attend the next Planning and Zoning Commission meeting.

**LAND USE INSPECTOR'S REPORT:**

110 Salem Road- ongoing inspections for zoning violations

16 Old Log Town Road- Site in compliance meet

463 Matthews Street- chicken complaint

32 Industrial Road- new industrial building tenants moving in to building.

150 Waterbury Road- follow up on complaint

69 Waterbury Road- follow up on complaint

Sign enforcement ongoing especially lighted signs in town

47-49 Waterbury Road former Hometown Pizza location Nurse Practitioner should be opening soon.

**Motion** made by **G. Mann** and seconded by **R. Russell** to approve the Land Use Inspector's Report.

**5 Aye, 0 Nay. Motion passes unanimously.**

**ADJOURNMENT:**

**Motion** made by **A. Havican** seconded by **G. Mann** to adjourn at 8:03 p.m.

**5 Aye, 0 Nay. Motion passes unanimously**

**Meeting adjourned at 8:03 PM**

Submitted by Jennifer Massimin,

Acting PMZ Clerk November 26th, 2024.

PROSPECT, CONN  
TOWN CLERK'S OFFICE  
RECEIVED FOR B. NICK  
2024 NOV 26 PM 2:08  
Michelle F. Somers  
TOWN CLERK