

RECEIVED
Date: 12/12/23
TOWN OF PROSPECT
LAND USE DEPARTMENT

PLANNING & ZONING COMMISSION
PROSPECT, CONNECTICUT

SPECIAL PERMIT APPLICATION

THIS FORM MUST BE COMPLETELY FILLED OUT BY THE APPLICANT
(Please type or print legibly)

APPLICANT Gerald Williams TELE# 203-982-4124
MAILING ADDRESS 223 Cheshire Rd, Prospect EMAIL president@prospectgunclub.com
OWNER OF RECORD 223 Cheshire Rd LLC TELE# _____
MAILING ADDRESS 223 Cheshire Rd, Prospect
LOCATION OF PROPERTY: 223 Cheshire Rd, Prospect
ASSESSOR'S MAP PLATE # _____ LOT # _____ LAND RECORDS: Vol. 0934 Page 0683
I hereby apply for a Special Permit for: a special permit for the Prospect Gun Club
Club house use.

Please attach a detailed statement of use explaining your business; what do you do in your business, list the number of employees, hours of operation, days of the week the business will operate, will clients be visiting the property?

Have any previous applications been filed in connection with this Special Permit application?

Yes ___ No ___ If yes, describe briefly: _____

All the above statements and the statements contained in any documents and plans submitted herewith are true to the best of my knowledge.

Gerald Williams
Signature – Applicant(s)/Owner of record

12-9-2025
Date

THIS APPLICATION MUST BE ACCOMPANIED WITH THE FOLLOWING:

1. If the applicant is other than the property owner, a letter signed by the property owner(s) authorizing the applicant to proceed with the Special Permit application at the above address must be submitted to the Planning & Zoning Commission.
2. Ten (10) copies of detailed plans of the proposal as required by the Zoning Regulations or as otherwise required, (depending upon the nature of the application).
3. An application fee in the amount of \$ 350.00 CK# 106
60.00 CK# 105
4. The names and current mailing addresses (as derived from the Assessor's Records) for all abutting property owners, including those properties separated by a common roadway from the applicants.

DATE OF OFFICIAL RECEIPT 12/12/25 office 12/17/25 P2C

**** If the applicant is not the owner and does not sign the application please provide a separate letter of authorization from the property owner granting permission to submit the application. *****

Special Use Request

Prospect Gun Club / 223 Cheshire Rd LLC – 223 Cheshire Rd, Prospect, CT. 06712

1. Purpose

The Prospect Gun Club (the “Club”) requests approval to designate **223 Cheshire Rd** as its primary clubhouse and administrative headquarters. The facility will support club operations, member activities, and compliance with the approved range schedule.

2. Description of Use

Members Only	Access is restricted to Prospect Gun Club members. No public access is permitted.
General Business Hours	08:00am – 6:00pm, seven days a week.
Extended Hours for Monthly Meetings	Open until 10:00pm on evenings when monthly member meetings are held.
Range-Hours Social Use	Club members may occupy the clubhouse during official range hours: • Wed-Fri 4:00 pm – 6:00 pm • Sat 9:00 am – 6:00 pm • Sun 9:00 am – 3:00 pm
Safety-Training Classes	Conducted on demand by certified instructors; scheduled within general business hours or range use hours.
Executive & Administrative Functions	Executive meetings, record-keeping, financial administration, and other club business.
Special Events	Occasional summer picnics, limited-size parties, and other member-only events (subject to fire-code occupancy limits).

3. Staffing & Maintenance

1. Employees: The clubhouse will have no paid employees.
2. Member Responsibilities: All members will share responsibility for: Exterior and interior general maintenance (cleaning, trash removal, minor repairs). Reporting

any safety hazards to the Club's safety officer. Ensuring compliance with local fire, health, and building codes.

4. Compliance & Safety

3. Activities will adhere to the approved range operating schedule and all applicable local, state, and federal regulations.
4. Safety-training sessions will be led by certified instructors and will follow NRA best-practice guidelines.
5. Fire-code occupancy limits will be observed for all events; a fire-extinguisher and first-aid kit will be maintained on-site.
6. The clubhouse will be equipped with a functioning smoke detector, carbon-monoxide detector, and emergency exit signage.

5. Impact on Neighborhood

7. Traffic: No additional parking beyond existing private lot; members will use the current lot associated with the range.
8. Noise: All activities will be confined to interior spaces; exterior noise will not exceed normal conversational levels.
9. Public Safety: No firearms will be stored or discharged within the clubhouse; all firearms activities remain confined to the range area.

6. Signatures

Club President Gerald Williams _____ Date: _____

Club Secretary Joseph Rossetti _____ Date: _____

Prepared by: Prospect Gun Club Administrative Committee

Town of Prospect

Geographic Information System (GIS)



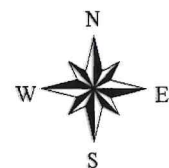
Date Printed: 12/17/2025



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Prospect and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 75 feet



Town of Prospect

Geographic Information System (GIS)



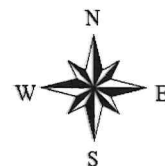
Date Printed: 12/17/2025



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Approximate Scale: 1 inch = 50 feet



CAVALLARO CARMEN & DIANE
225 CHESHIRE RD
PROSPECT CT 06712

215 CHESHIRE ROAD LLC
215 CHESHIRE RD
PROSPECT CT 06712

TENMILE RIVER LLC
208 CHESHIRE RD
PROSPECT CT 06712

223 CHESHIRE RD LLC
3 UNION CITY RD
PROSPECT CT 06712

BUNCE MICHAEL & JULIE
14 ROLLING RIDGE CT
PROSPECT CT 06712

KATHAN BOARDMAN W
229 CHESHIRE RD
PROSPECT CT 06712

MATTATUCK POST # 8075
PO BOX 7126
PROSPECT CT 06712

NEW HAVEN WATER CO
90 SARGENT DR
NEW HAVEN CT 065115

SOBILO ADAM & NICOLE
239 CHESHIRE RD
PROSPECT CT 06712

TOWN OF PROSPECT
221 CHESHIRE RD
PROSPECT CT 06712

BLUM RAYMOND T & SUSAN G
13 PLANK RD
PROSPECT CT 06712

Town of Prospect

Geographic Information System (GIS)



Date Printed: 1/7/2026



MAP DISCLAIMER - NOTICE OF LIABILITY

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Mary Barton

From: Gene Gagnon <ggagnon@chesprocott.org>
Sent: Tuesday, January 6, 2026 12:35 PM
To: Mary Barton
Cc: Kaylianna Bryant
Subject: 223 Cheshire Rd, proposed Prospect Gun Club House

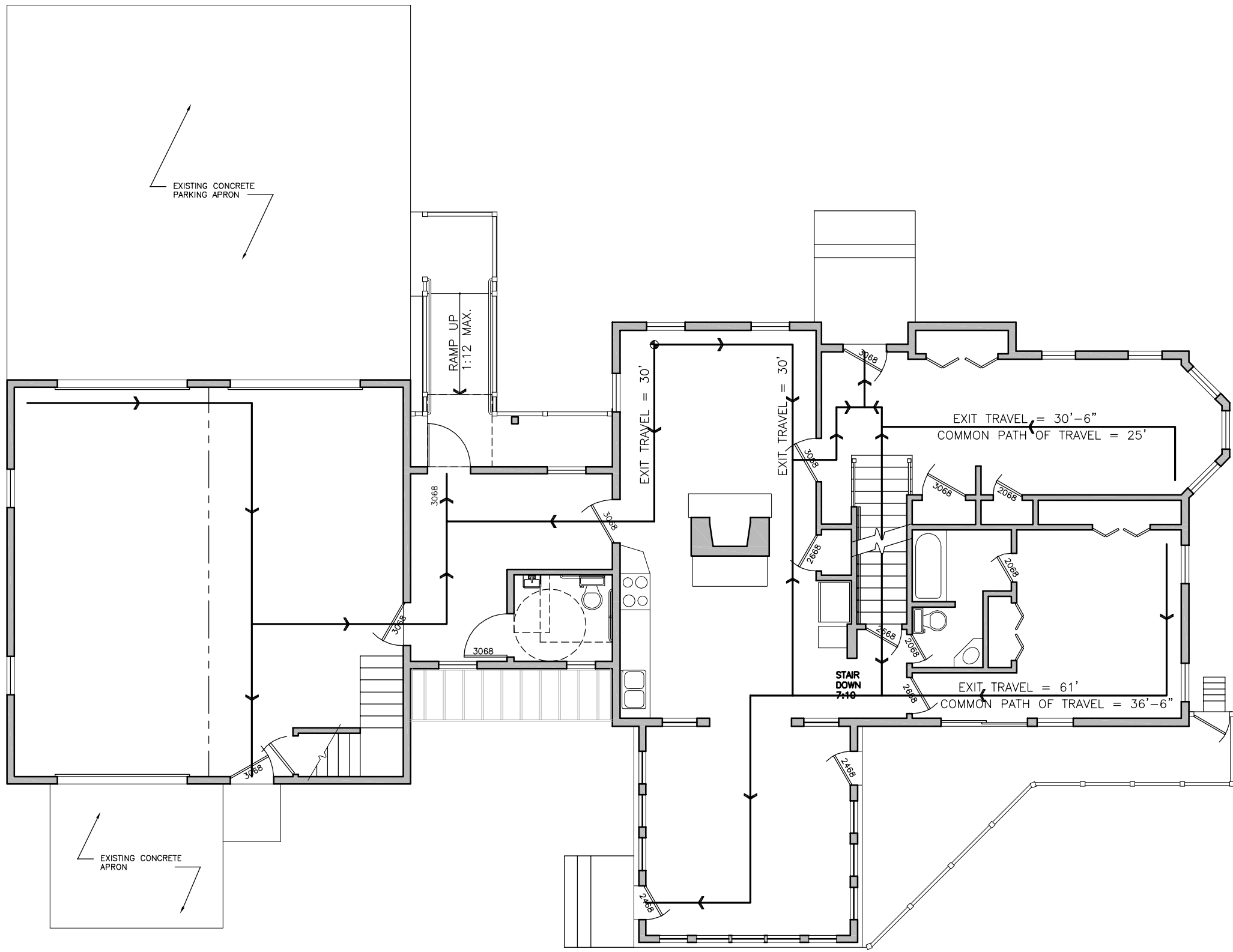
Hi Mary,

Based on the sized of the existing septic system and the limited usage from the Prospect Gun Club, the septic system at 223 Cheshire Rd, Prospect will be adequate to handle the club house that the Prospect Gun Club is requesting. I will require them to install a water meter on the existing well to monitor the water usage so they can keep track to not go over their 450 gallons per day limit that the existing septic system is sized for. Any future alterations, additions, or changes in use the Prospect Gun Club will be required to fill out our B100a application and provide all necessary documentation for our office to review. If you have any questions, please contact at any time.

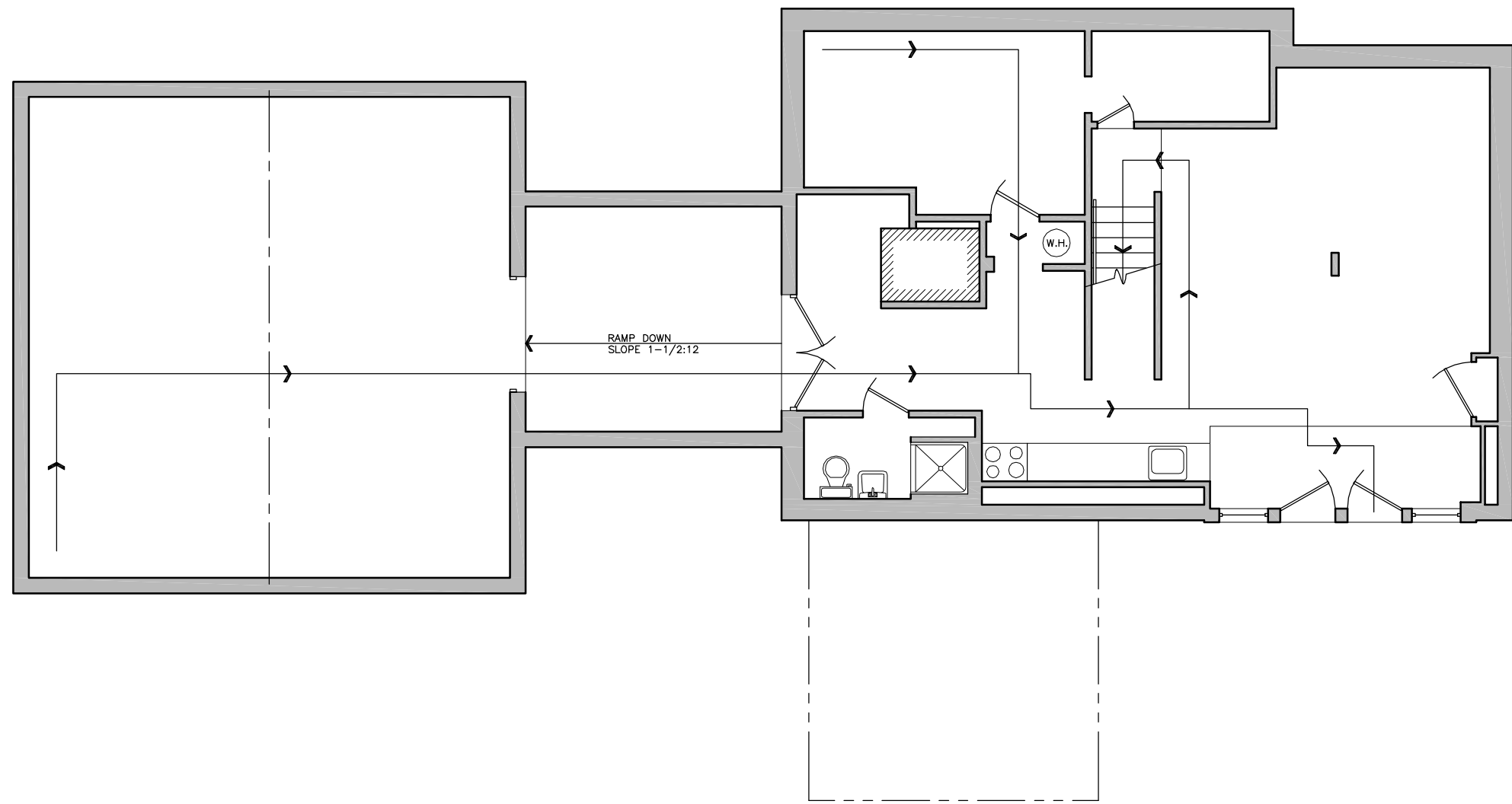
Thank you,

Geno Gagnon R.S., B.S.

Chief Sanitarian
Chesprocott Health District
1187 Highland Ave, Suite 210
Cheshire, CT 06410
Telephone: 203-439-0758



FIRST FLOOR EGRESS PLAN



BASEMENT EGRESS PLAN

LEGEND

- EXISTING DOOR
- NEW DOOR
- EXIT SIGN
- EMERGENCY LIGHT
- COMBINATION EXIT SIGN / EMERGENCY LIGHT

PROJECT DATA

SUMMARY:
THE SCOPE OF WORK FOR THIS PROJECT INVOLVES THE TRANSITION FROM A SINGLE FAMILY RESIDENCE UNDER THE INTERNATIONAL RESIDENTIAL CODE PORTION OF THE 2022 CONNECTICUT STATE BUILDING CODE TO A BUSINESS (GROUP B) OCCUPANCY UNDER THE INTERNATIONAL EXISTING BUILDING CODE AND THE INTERNATIONAL BUILDING CODE PORTIONS OF THE 2022 CONNECTICUT STATE BUILDING CODE. THE PROPOSED USE IS FOR THE BUILDING TO BECOME THE HEADQUARTERS FOR A NON-PROFIT OUTDOOR SPORTS CLUB. AT THIS TIME, ALTERATIONS ARE BEING UNDERTAKEN ONLY ON THE FIRST (MAIN) STORY, PRIMARILY FOR THE ENHANCEMENT OF HANDICAPPED ACCESSIBILITY.

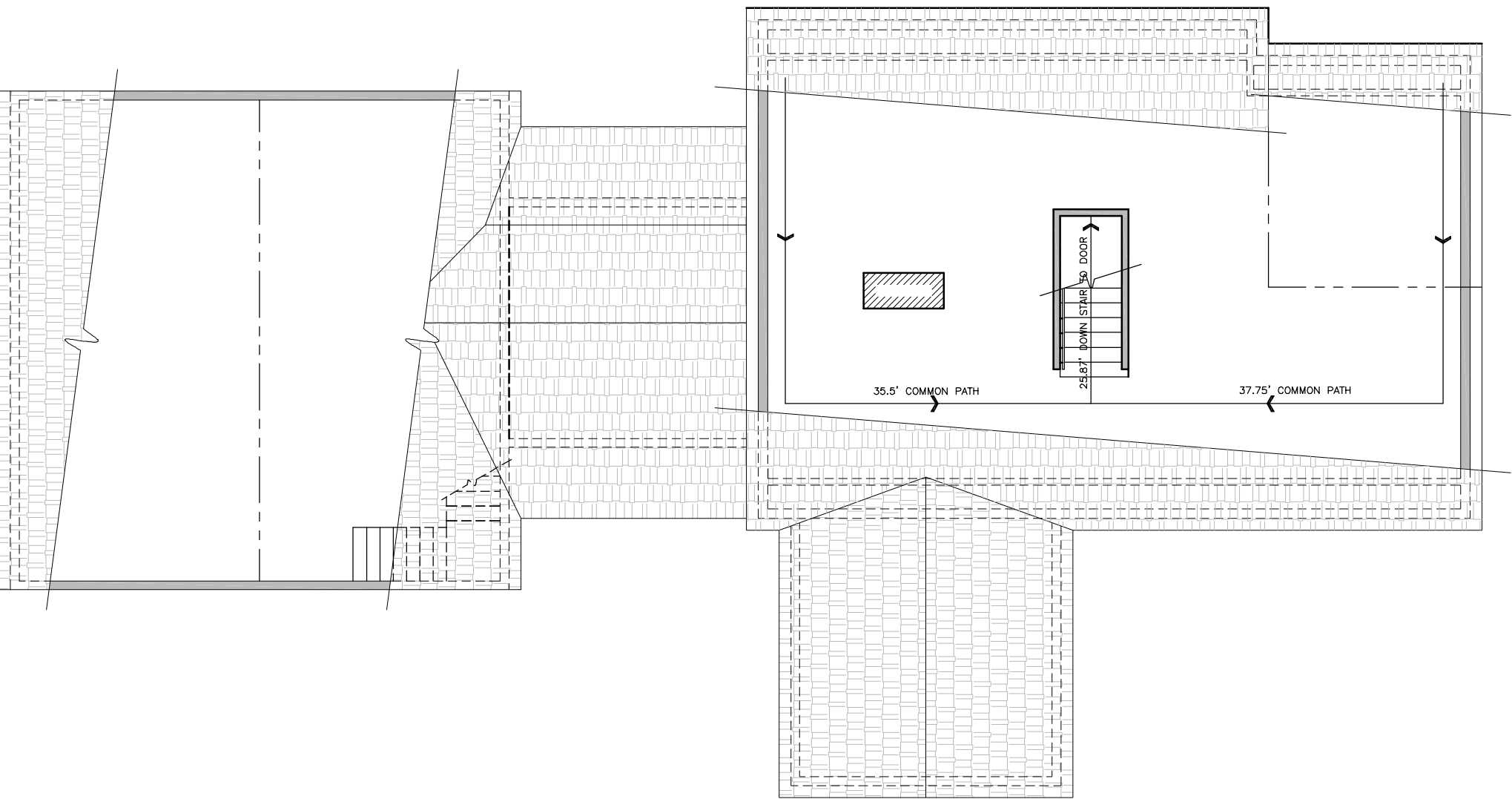
APPLICABLE BUILDING CODES
2021 INTERNATIONAL EXISTING BUILDING CODE
2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL MECHANICAL CODE
20XX NATIONAL ELECTRIC CODE
2017 ICC/ANSI A117.1

BUILDING DATA	
NUMBER OF STORIES	TWO PLUS BASEMENT
CONSTRUCTION TYPE	V-B (UNPROTECTED)
OCCUPANT LOADS	
BASEMENT	
STORAGE	3
CONFERENCE	27
BUSINESS (OTHER)	7
FIRST (MAIN) FLOOR	
BUSINESS	8
STORAGE	3
CONFERENCE	14
ATTIC	0 (UNASSIGNED)

IEBC DESIGN METHOD:
WORK AREA METHOD - LEVEL 2 ALTERATION

USE/OCCUPANCY CLASSIFICATION:	
EXISTING	SINGLE FAMILY RESIDENTIAL (IRC)
PROPOSED	MIXED USES, NON-SEPARATED (IBC)
	B - BUSINESS
	S-1 - STORAGE

PARKING SPACES PROVIDED	23
ACCESSIBLE SPACES REQUIRED	1
ACCESSIBLE SPACES PROVIDED	1



ATTIC EGRESS PLAN

No.	DESCRIPTION
1	
REVISIONS	

172 PECK HILL ROAD
WOODBRIE, CT 06525
TEL: 203-393-3470
FAX: 203-393-3536

HARWOOD
WALLACE
LOOMIS
CONSULTING
ARCHITECT

BUILDING & FIRE SAFETY CODES

223 CHESHIRE ROAD
PROSPECT, CONNECTICUT

PROJECT INFORMATION
CODE DATA

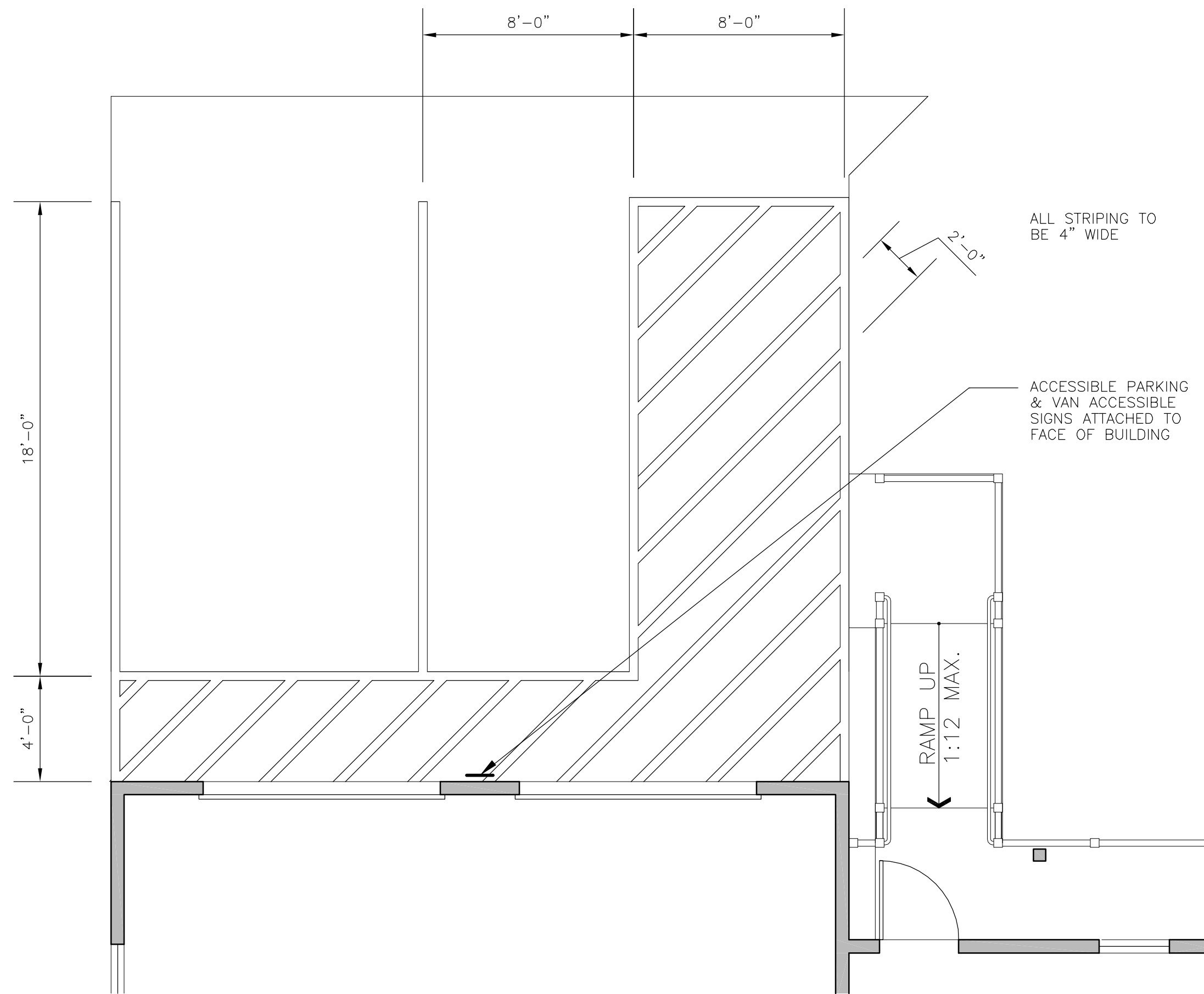
Scale

Date:
10/30/2025

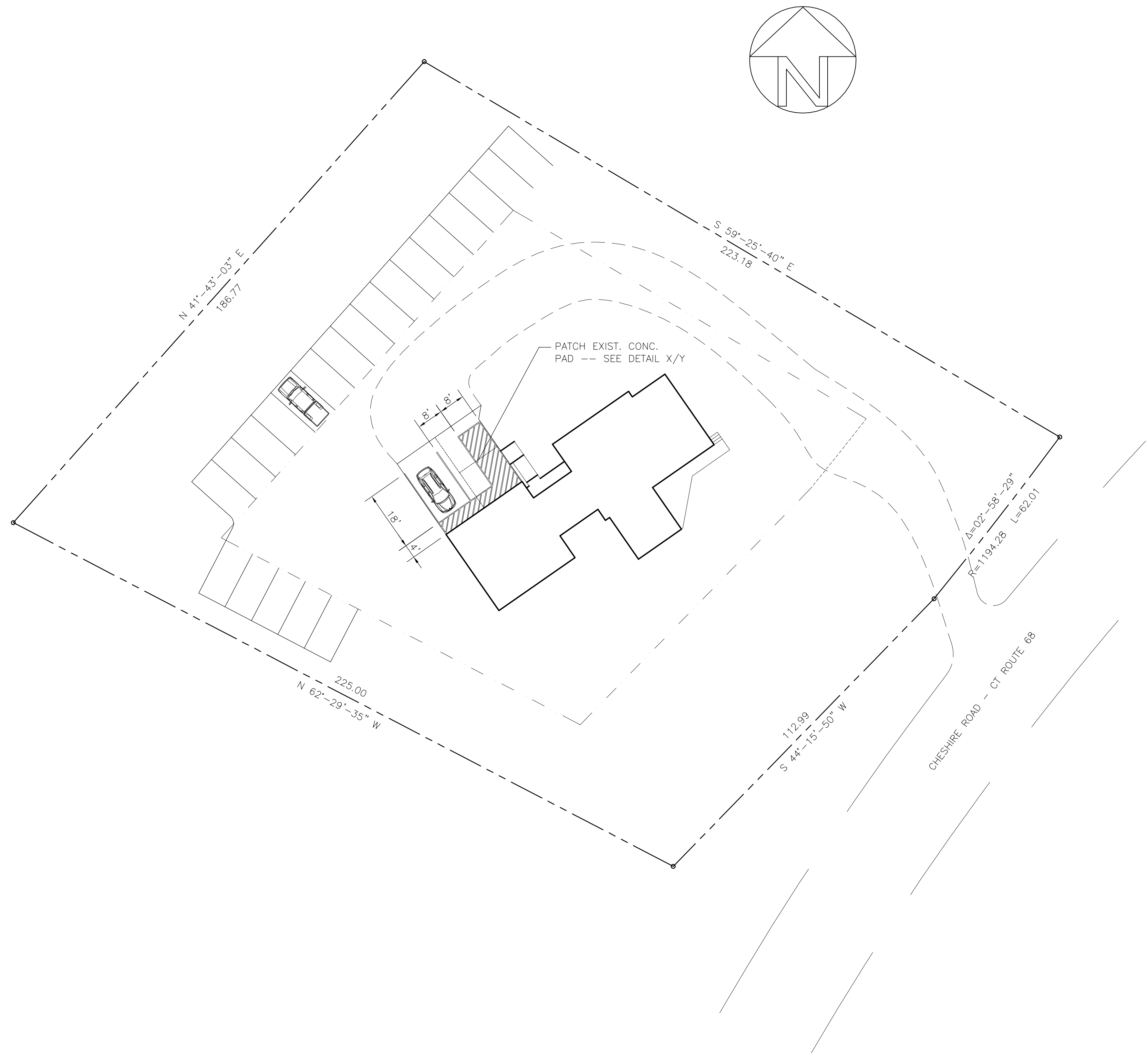
Scale:
NONE

DWG. No.
G1

SHEET 1 OF 8



ACCESSIBLE PARKING LAYOUT



SITE PLAN

1	
No.	DESCRIPTION
REVISIONS	

172 PECK HILL ROAD
WOODBRIE, CT 06525
TEL: 203-393-3470
FAX: 203-393-3536

HARWOOD
WALLACE
LOOMIS
CONSULTING

ARCHITECT

BUILDING & FIRE SAFETY CODES

223 CHESHIRE ROAD
PROSPECT, CONNECTICUT

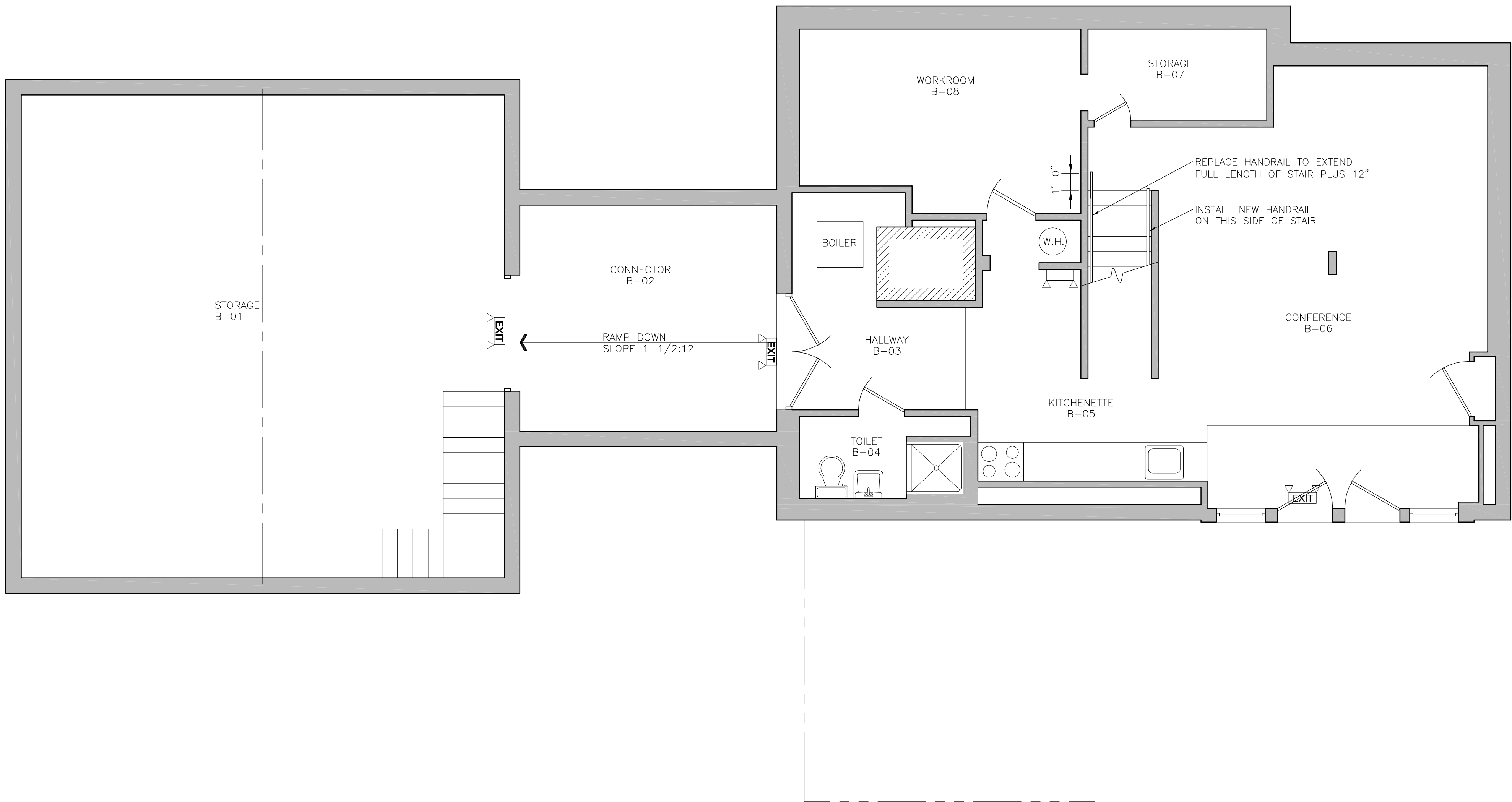
SITE PLAN

Scale

Date: 10/30/2025
Scale: 1"=20'
DWG. No.

L1

SHEET 2 OF 8



BASEMENT LEVEL
EXISTING

NO DEMOLITION ON THIS LEVEL
CHANGE OF USE FROM SINGLE FAMILY RESIDENTIAL TO BUSINESS
WORK ON THIS LEVEL LIMITED TO EXIT SIGNAGE,
EMERGENCY LIGHTING, AND STAIR HANDRAILS

1	
No.	DESCRIPTION
REVISIONS	

172 PECK HILL ROAD
WOODBRIE, CT 06525
TEL: 203-393-3470
FAX: 203-393-3536

172 PECK HILL ROAD
WOODBRIE, CT 06525
TEL: 203-393-3470
FAX: 203-393-3536

HARWOOD
WALLACE
LOOMIS
CONSULTING
ARCHITECT

172 PECK HILL ROAD
WOODBRIE, CT 06525
TEL: 203-393-3470
FAX: 203-393-3536

223 CHESHIRE ROAD
PROSPECT, CONNECTICUT

223 CHESHIRE ROAD
PROSPECT, CONNECTICUT

BASEMENT LEVEL
EXISTING

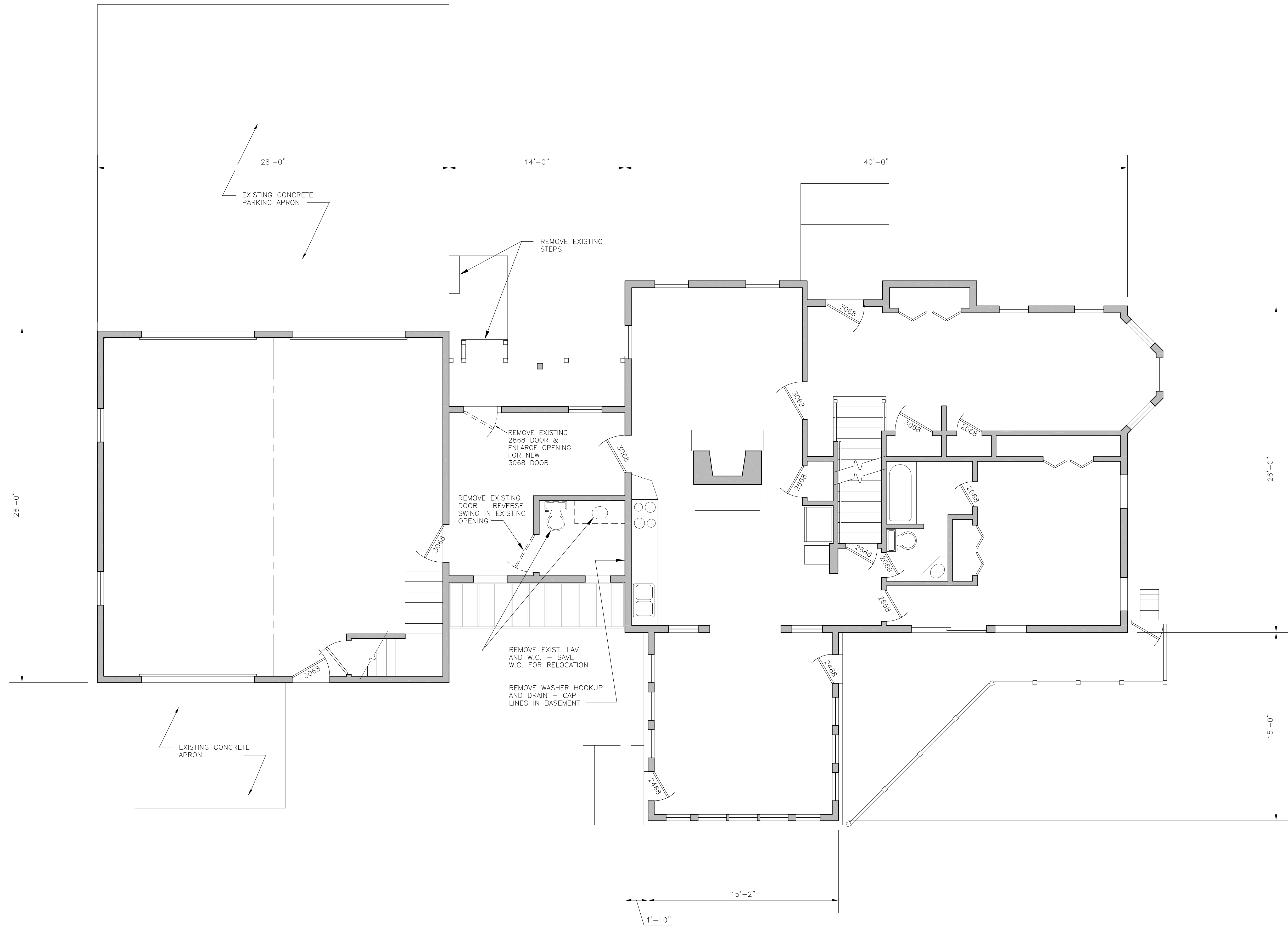
Scale

Date:
10/30/2025

Scale:
1/4" = 1'-0"

DWG. No.
A1

SHEET 3 OF 8



FIRST FLOOR
EXISTING & DEMOLITION

1	BID & CONSTR
No.	DESCRIPTION
REVISIONS	

172 PECK HILL ROAD
WOODBRIE, CT 06525
TEL: 203-393-3470
FAX: 203-393-3536
BUILDING & FIRE SAFETY CODES

HARWOOD
WALLACE
LOOMIS
CONSULTING
ARCHITECT

223 CHESHIRE ROAD
PROSPECT, CONNECTICUT

FIRST FLOOR
EXISTING 7 DEMOLITION

Scal

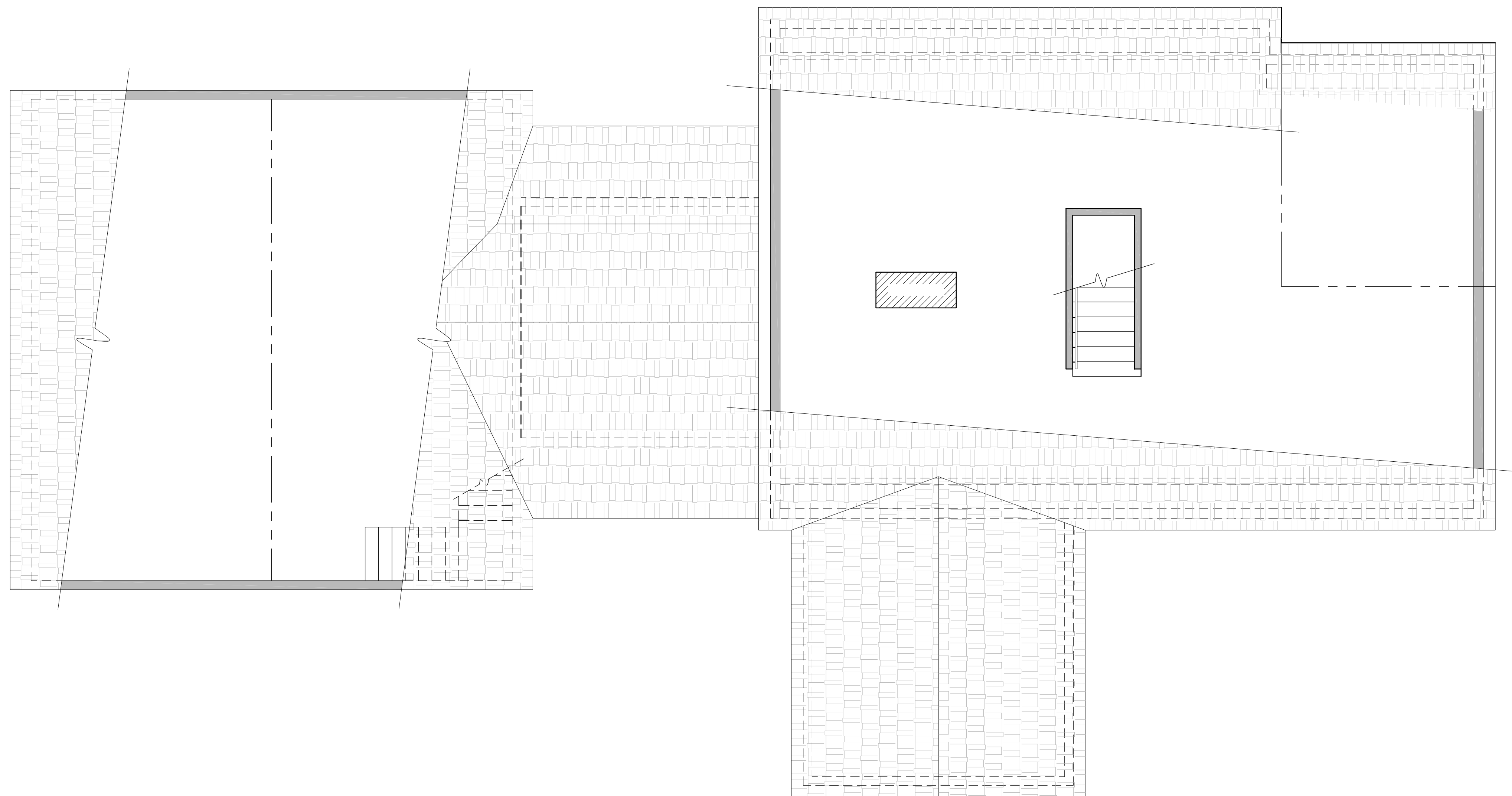
Date:
10/30/2025

Scale:
1/4" = 1'-0"

DWG. No.

A2

SHEET 4 OF 8

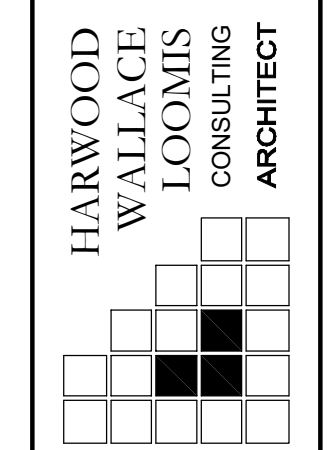


ATTIC LEVEL
EXISTING

PLAN PROVIDED FOR INFORMATIONAL PURPOSES ONLY
NO WORK PROPOSED FOR THIS LEVEL

1	BID & CONSTR
No.	DESCRIPTION
REVISIONS	

172 PECK HILL ROAD
WOODBRIDGE, CT 06525
TEL: 203-393-3470
FAX: 203-393-3536



223 CHESHIRE ROAD
PROSPECT, CONNECTICUT

ATTIC LEVEL
EXISTING

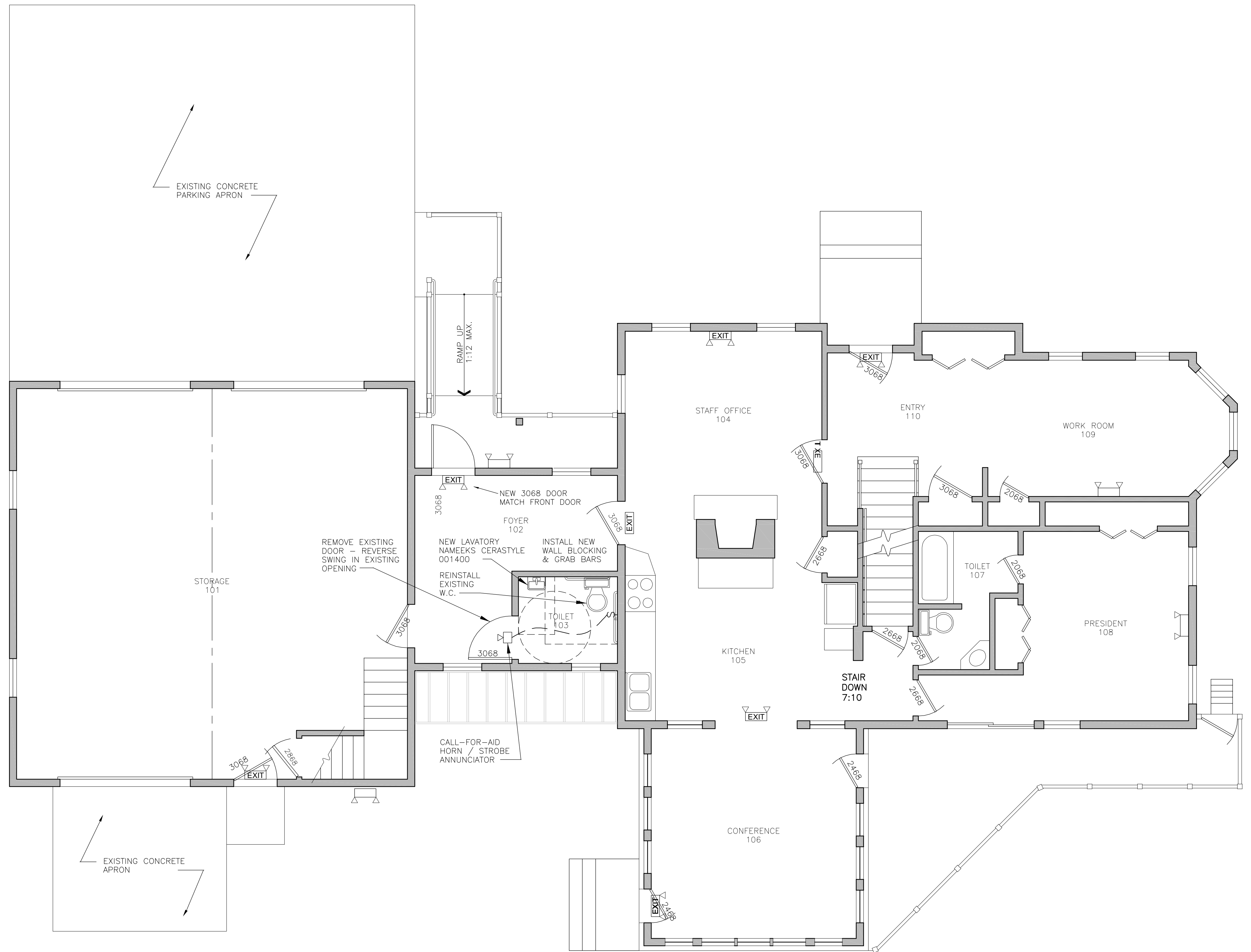
Seal

Date:	10/30/2025
Scale:	1/4" = 1'-0"

DWG. No.

A3

SHEET 5 OF 8



FIRST FLOOR
PROPOSED ALTERATIONS

1	BID & CONSTR
No.	DESCRIPTION
REVISIONS	

172 BECK HILL ROAD
WOODBRIE, CT 06525
TEL: 203-393-3470
FAX: 203-393-3536

HARWOOD
WALLACE
LOOMIS
CONSULTING
ARCHITECT

BUILDING & FIRE SAFETY CODES

FIRST FLOOR
PROPOSED ALTERATIONS

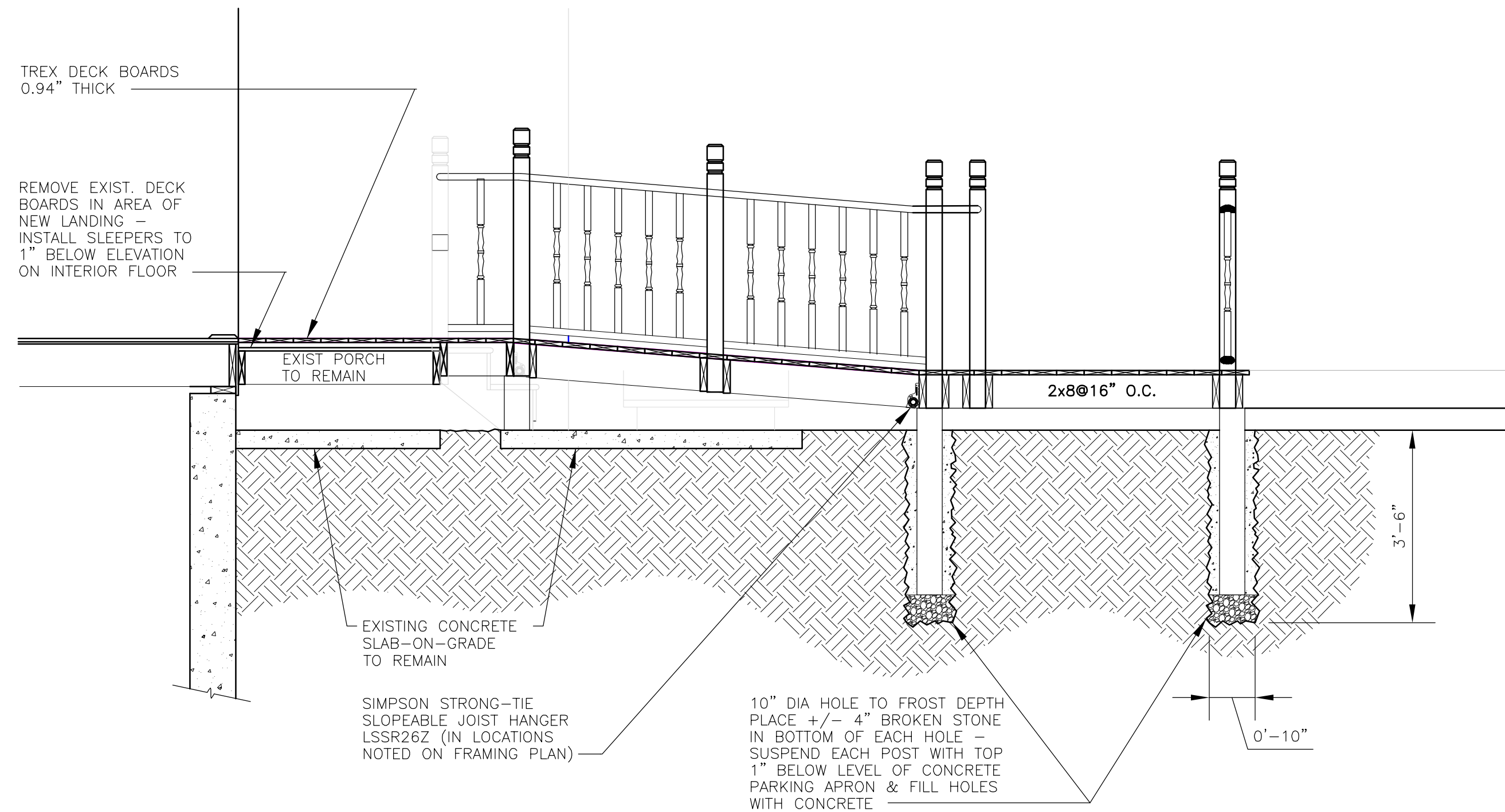
223 CHESHIRE ROAD
PROSPECT, CONNECTICUT

Scale

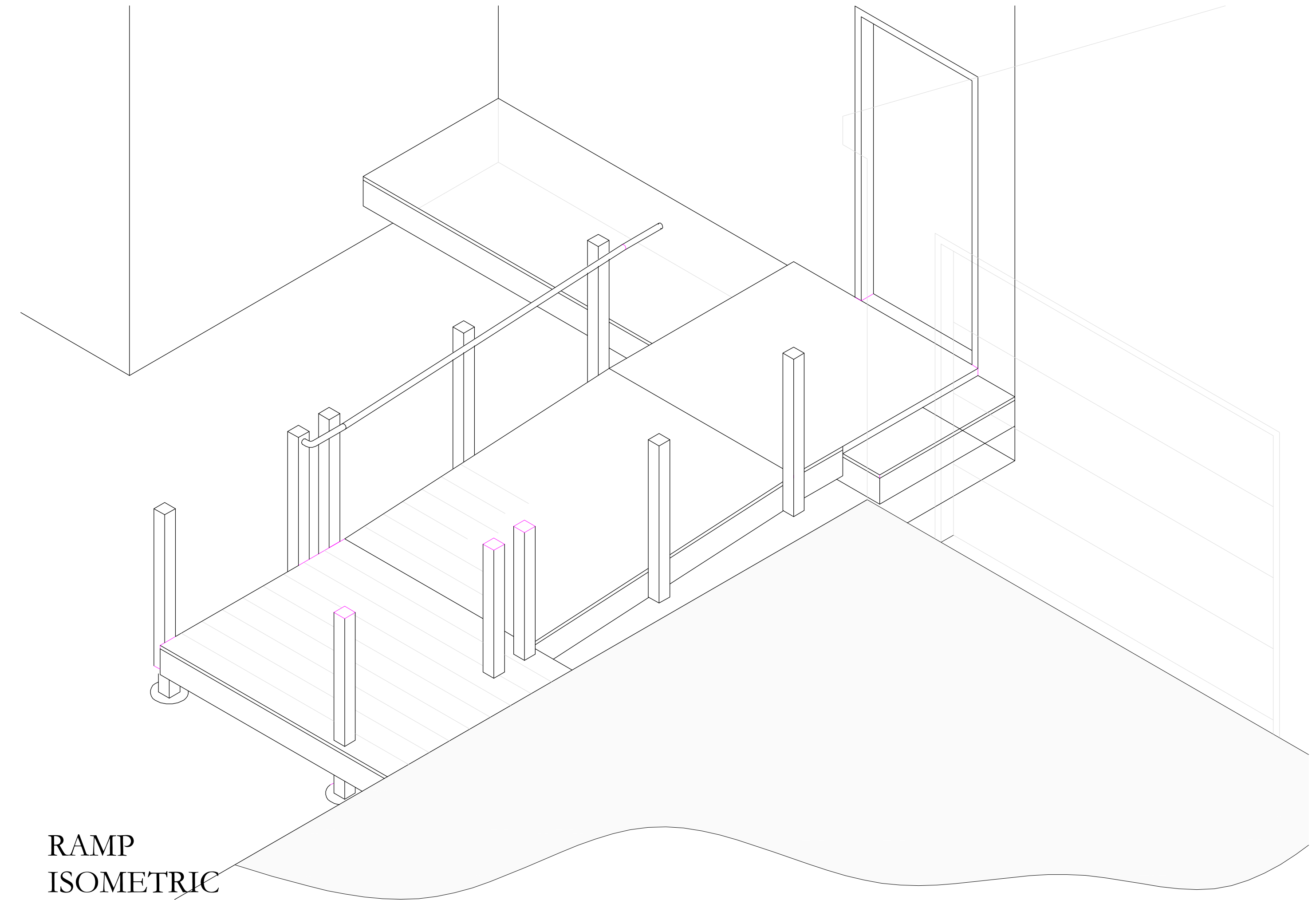
Date: 10/30/2025
Scale: 1/4" = 1'-0"
DWG. No.

A4

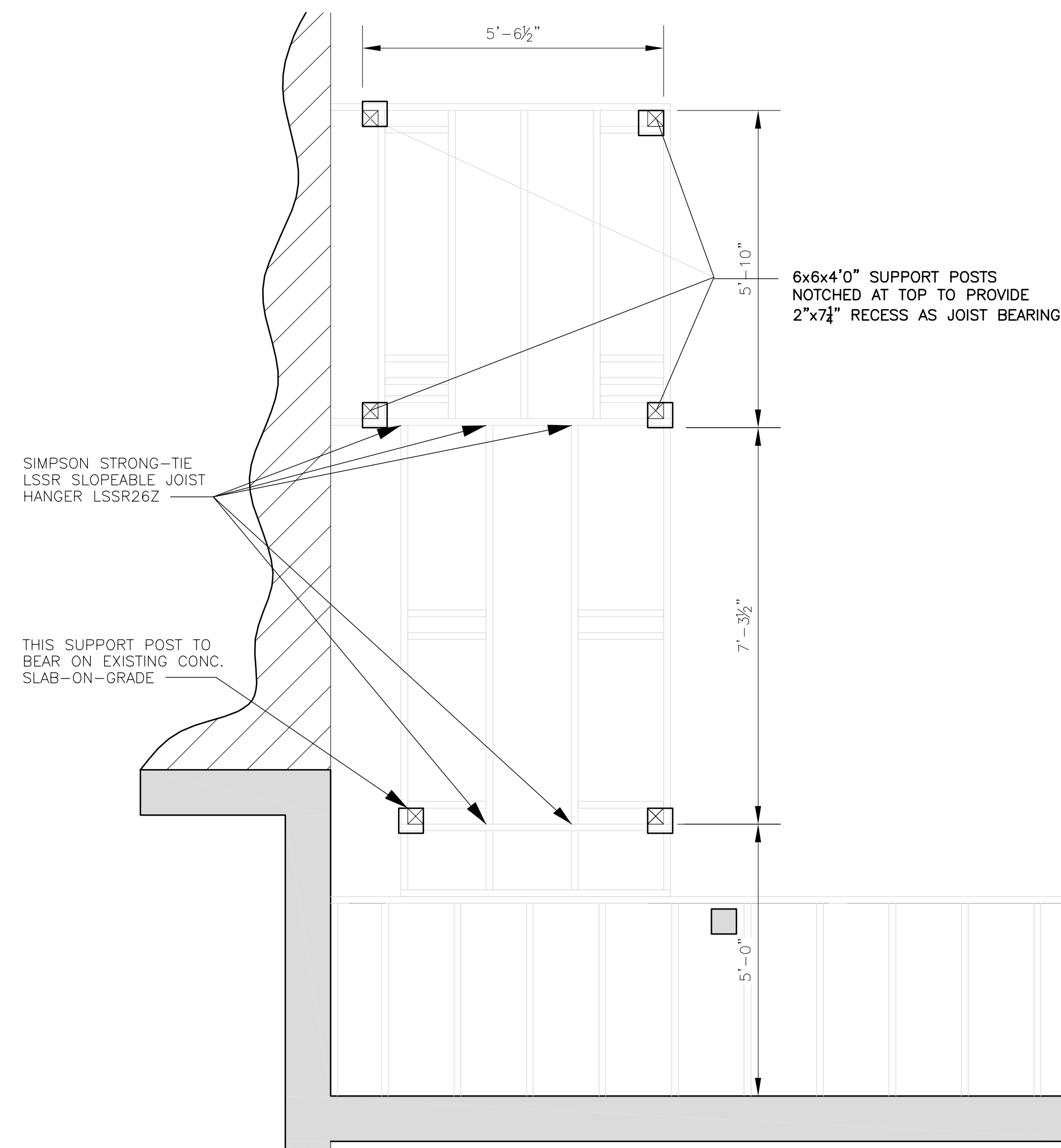
SHEET 6 OF 8



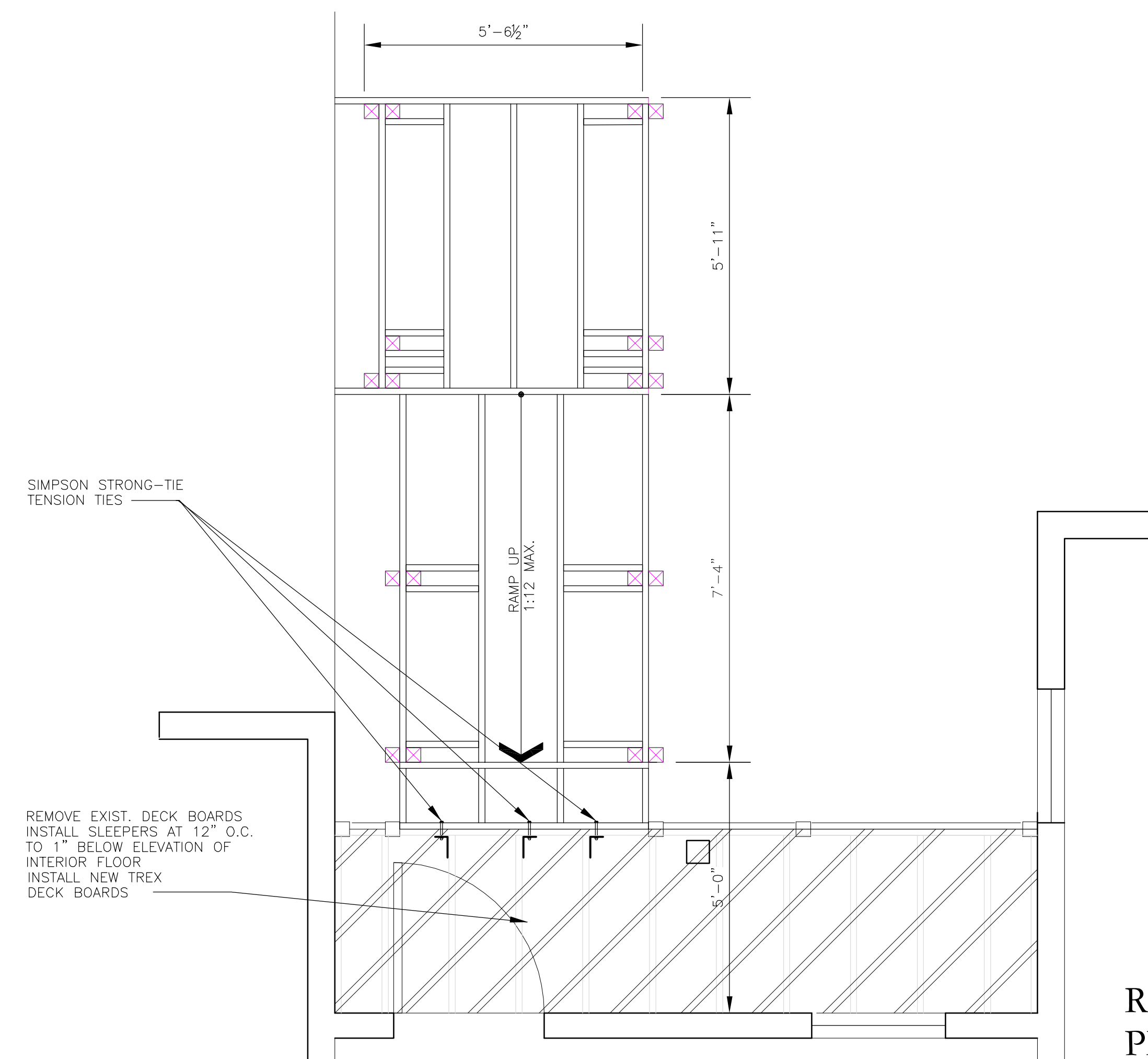
RAMP CROSS-SECTION



RAMP ISOMETRIC



RAMP POSTING PLAN

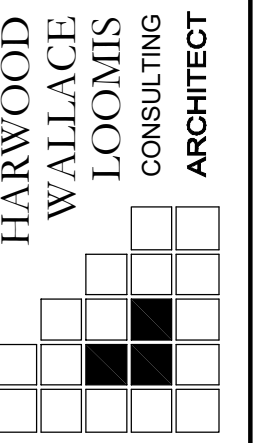


RAMP FRAMING PLAN

No.	DESCRIPTION
1	BID & CONSTR

REVISIONS

172 DECK HILL ROAD
WOODBRIDGE, CT 06525
TEL: 203-393-3470
FAX: 203-393-3536
BUILDING & FIRE SAFETY CODES



223 CHESHIRE ROAD
PROSPECT, CONNECTICUT

FIRST FLOOR
EXISTING

Scale

Date: 10/30/2025

Scale: 1/2" = 1'-0"

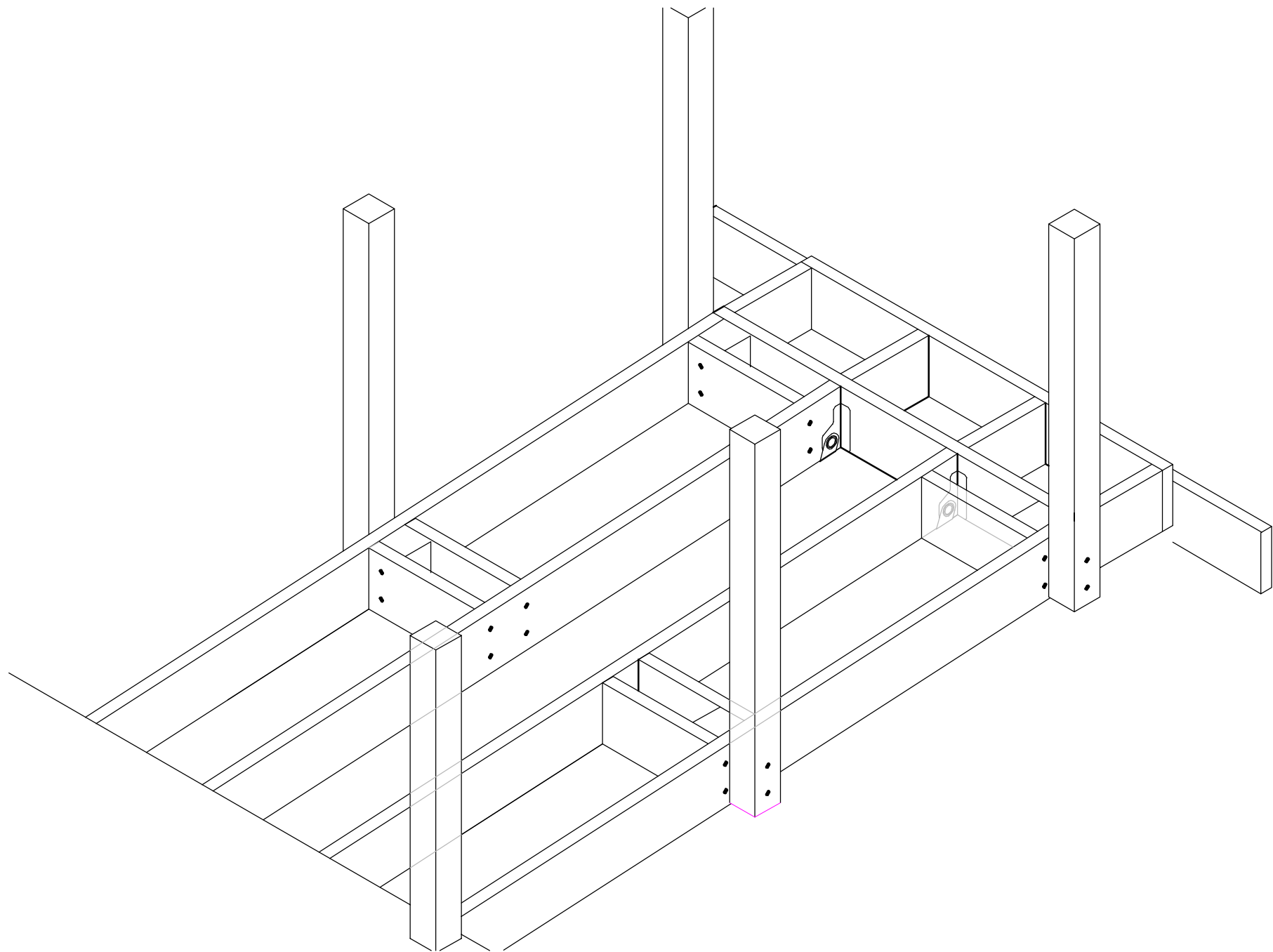
DWG. No.

A5

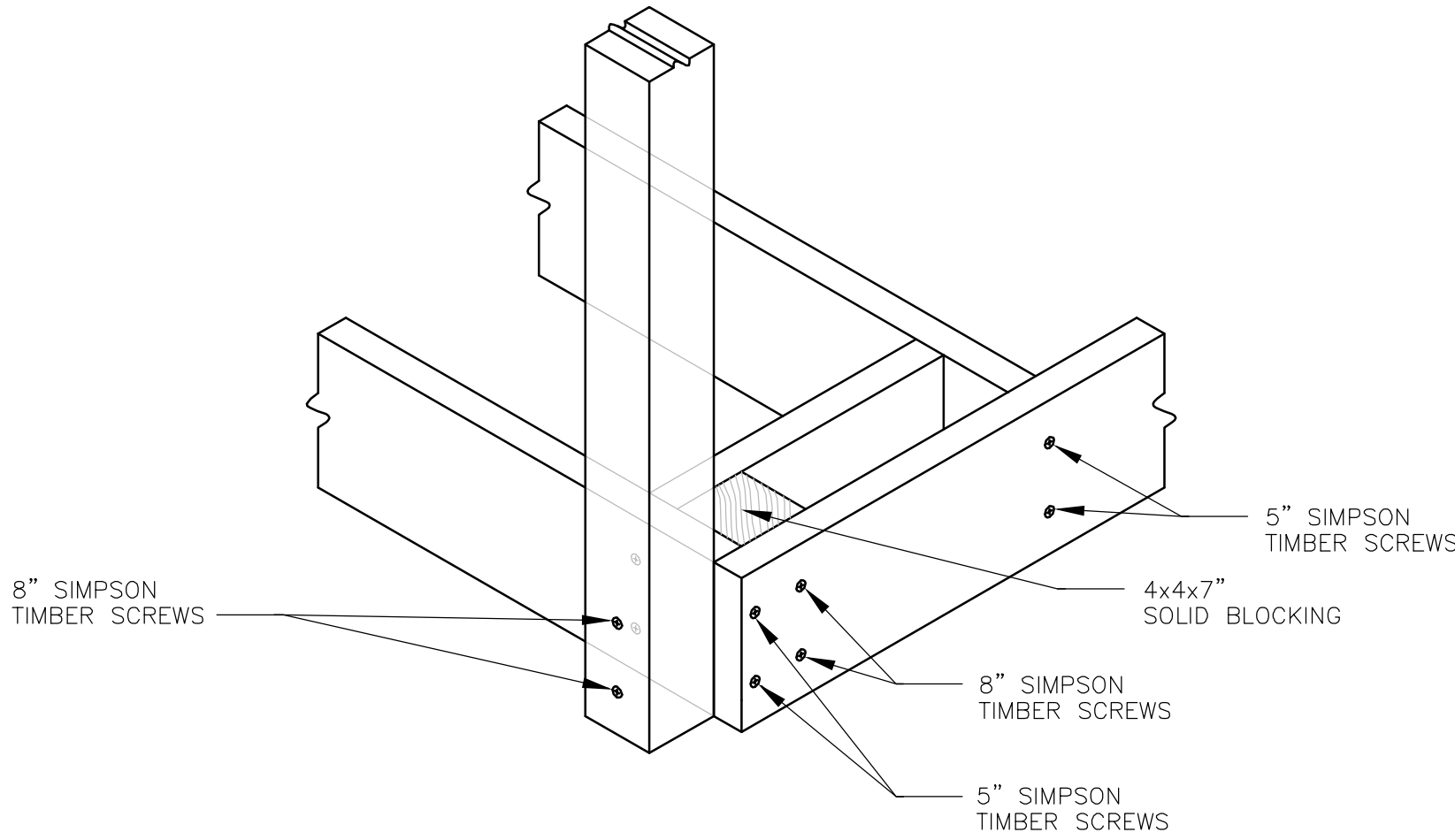
SHEET 7 OF 8

NOTES & SPECIFICATIONS

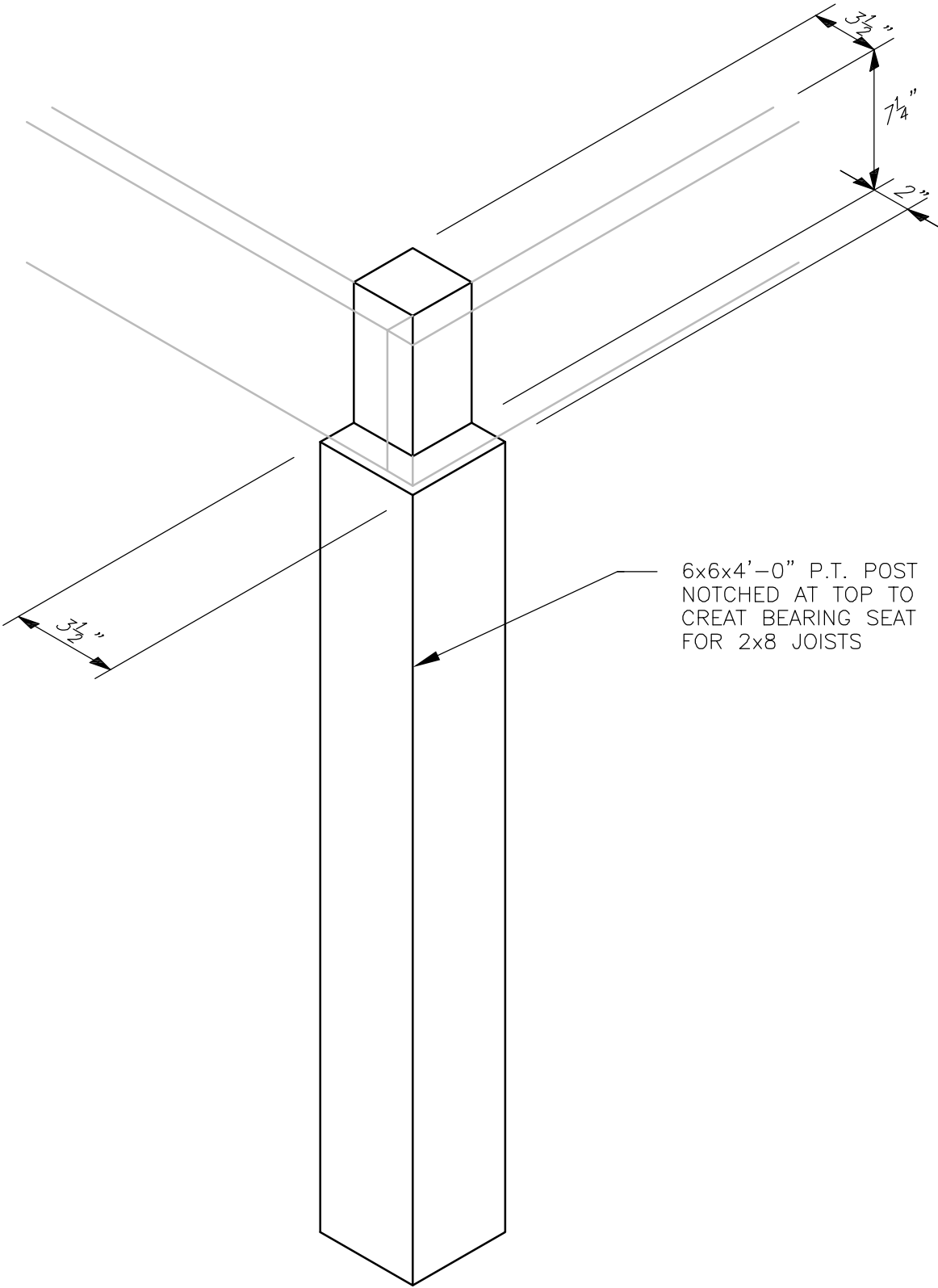
FRAMING LUMBER
JOISTS AND POSTS: PRESSURE-TREATED SYP
DECKING: TREX COMPOSITE DECKING, COLOR
AND PATTERN TO BE SELECTED BY OWNER
0.94" THICKNESS
CONNECTORS: SIMPSON STRONG-TIE OR EQUAL
SLOPEABLE JOIST HANGERS: LSSR26Z
TENSION TIES: DTT2
FRAMING SCREWS: SDS TIMBER SCREWS
5" - SDWS22500DB
8" - SDWS22800DB
ANGLE (CORNER) CONNECTORS: ML26Z
RAILING COMPONENTS
POSTS: LOWE'S #1336043 OR EQUAL: 4x4x54"
BALUSTERS (SPINDLES): LOWE'S #488993 OR EQUAL: 2x2x36"



RAMP FRAMING ISOMETRIC
NO SCALE



POST CONNECTION DETAIL
SCALE: 1-1/2"=1'-0"



SUPPORT POST DETAIL
SCALE: 1-1/2"=1'-0"

1	BID & CONSTR
No.	DESCRIPTION
REVISIONS	

172 BECK HILL ROAD
WOODBRIDGE, CT 06525
TEL: 203-393-3470
FAX: 203-393-3536
BUILDING & FIRE SAFETY CODES

HARWOOD
WALLACE
LOOMIS
CONSULTING
ARCHITECT

223 CHESHIRE ROAD
PROSPECT, CONNECTICUT

RAMP
DETAILS

Scal

Date:
10/30/2025

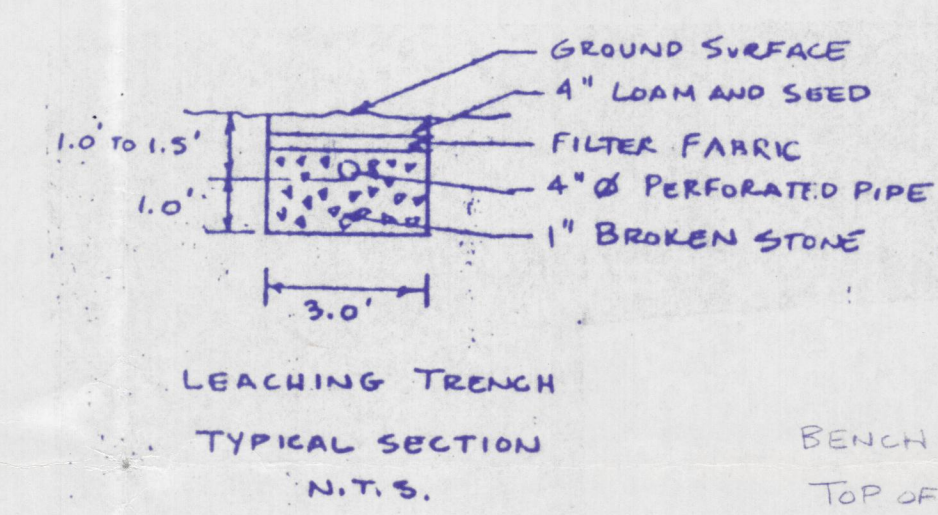
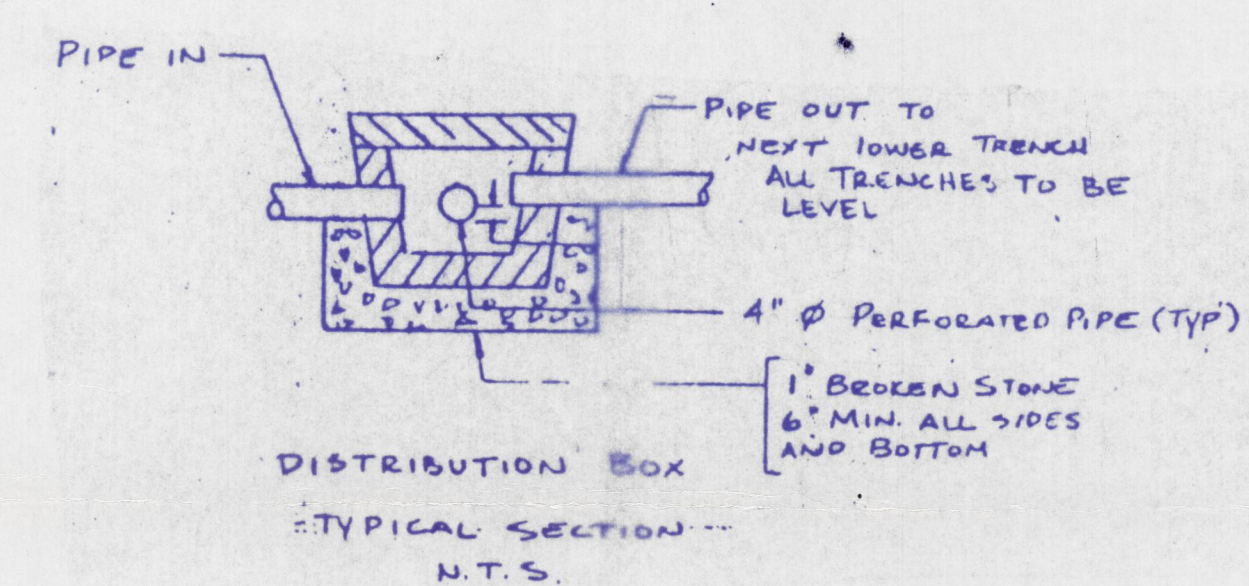
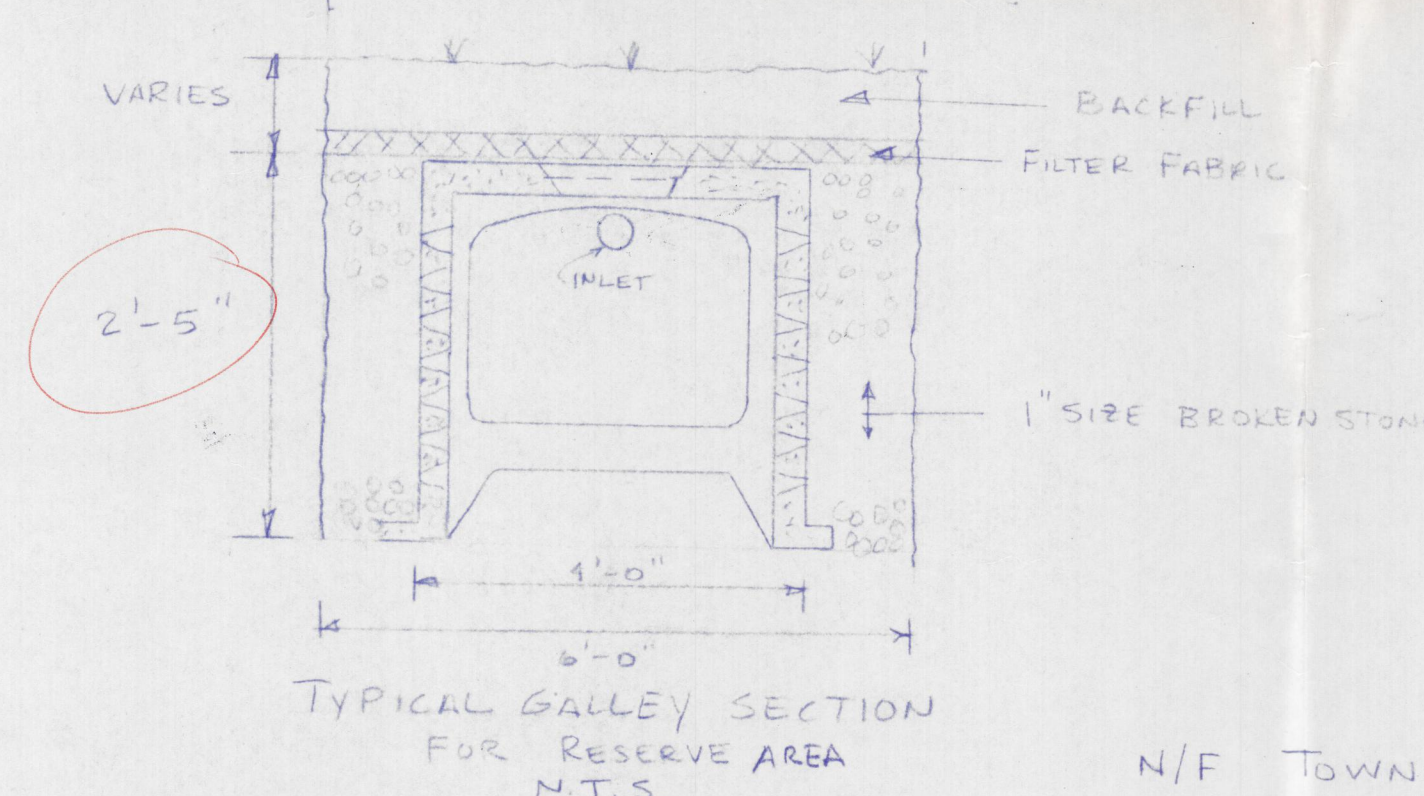
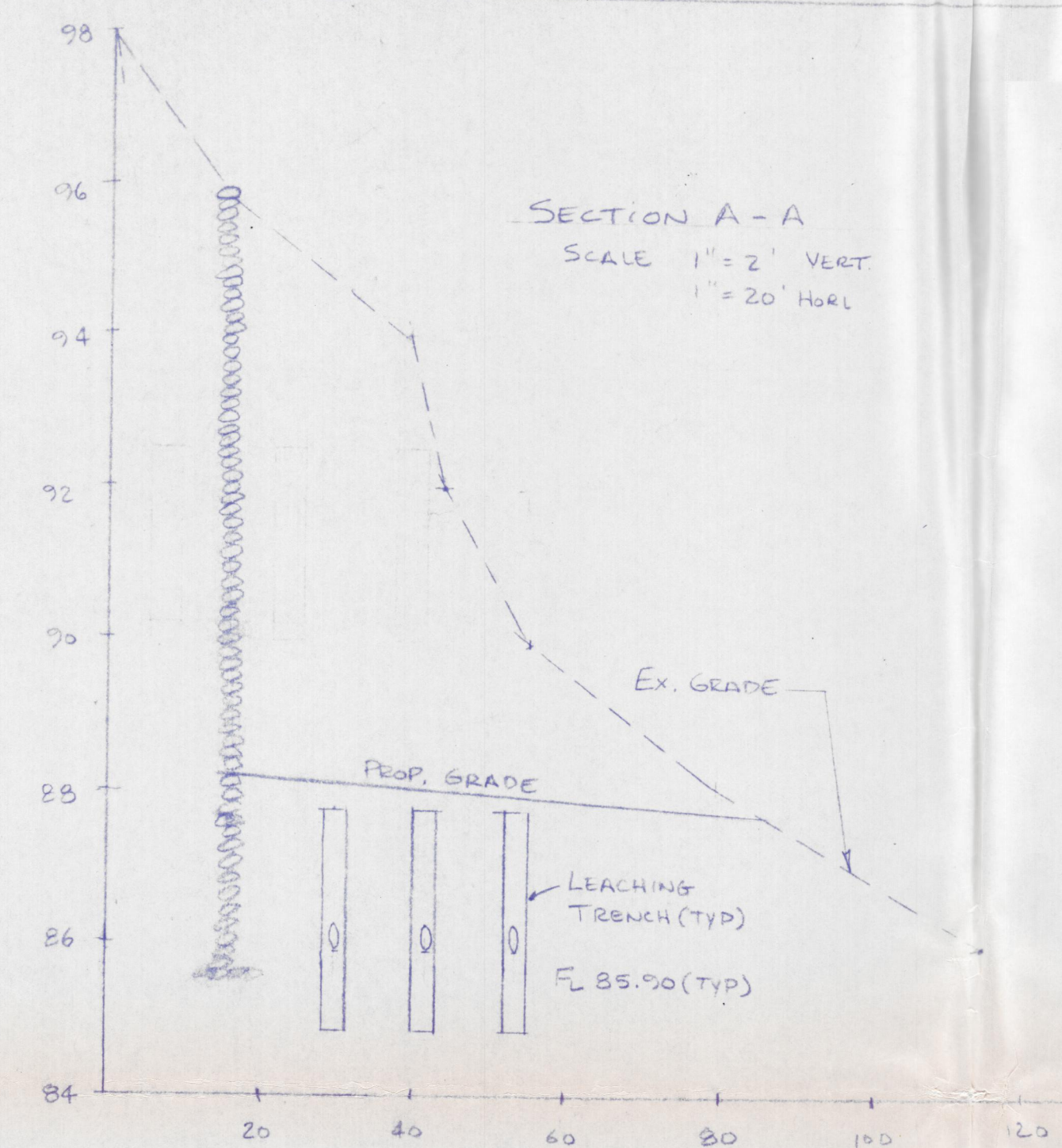
Scale:
AS NOTED

DWG. No.

A6

SHEET 8 OF 8

223 Cheshire

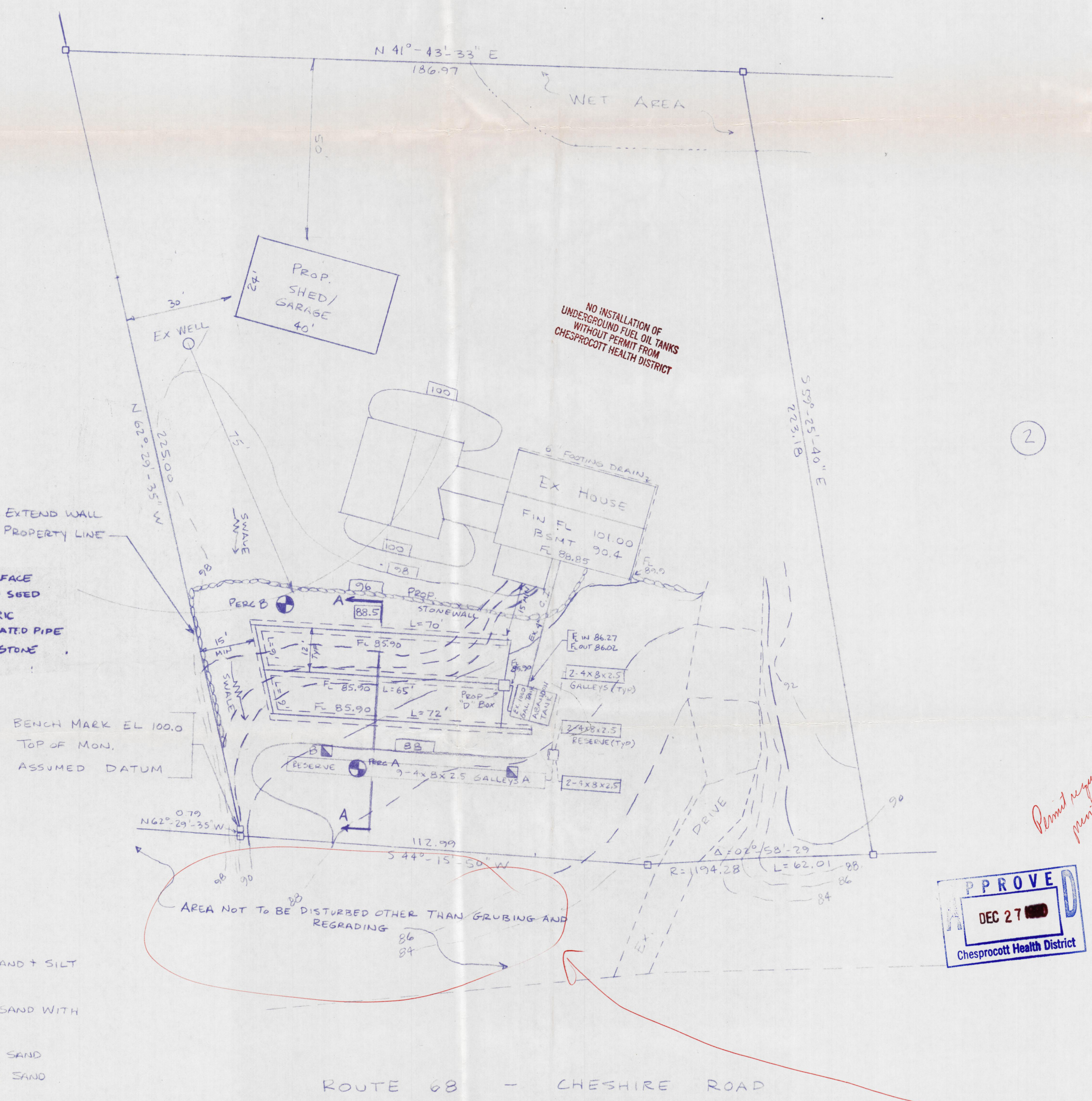


TEST PIT DATA (11/14/88) CHESPROCCOTT HEALTH DISTRICT

T.P. 'A'	T.P. 'B'
0-22" MODERATELY COMPACT, MEDIUM FINE SAND, SOME SILT	0-26" RED BROWN VERY FINE SAND + SILT MODERATELY COMPACT
22-44" LOOSE MEDIUM SAND, LITTLE SILT	26-36" TAN BROWN VERY FINE SAND WITH LITTLE SILT
44-84" MODERATELY COMPACT MEDIUM SAND + SILT	36-43" REDDISH BROWN MEDIUM SAND
	43-73" TAN BROWN VERY FINE SAND

James A. Grappone III
I HEREBY CERTIFY THIS MAP TO BE SUBSTANTIALLY CORRECT
JAMES A. GRAPPONE III, P.E. 15231

N/F BOARDMAN W. KATHAN



- GENERAL NOTES
1. HOUSE SEWER PIPE SHALL BE CAST IRON WITH RUBBER GASKETED JOINTS OR ACCEPTABLE EQUAL.
 2. SHALE STORM WATER AWAY FROM SYSTEM.
 3. SELECT FILL MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL SANITARIAN. FILL SHALL CONFORM TO SECTION 2.13 OF CONN. DOT FORM 814.
 4. NO REVISIONS TO THE PLAN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE LOCAL SANITARIAN AND THE DESIGN ENGINEER.
 5. THERE ARE NO WELLS EXISTING OR PROPOSED WITHIN 75' OF THE SYSTEM.
 6. THERE WILL BE NO BURIED OIL TANKS WITHIN 75' OF THE PROPOSED WELL.
 7. TOPOGRAPHY AND HOUSE LOCATION ARE SHOWN AS THEY EXIST ON 5/11/90.
 8. ALL CONSTRUCTION SHALL CONFORM TO THE STATE OF CONN. PUBLIC HEALTH CODE AND THE REQUIREMENTS OF THE CHESPROCCOTT HEALTH DISTRICT.
 9. TOP OF SLOPE (EMBANKMENT) ALONG RT 68 CHESHIRE RD TO BE THE PROPERTY LINE.
 10. ALL SOLID DISTRIBUTION PIPE BEYOND TANK TO BE 3034 OR EQUAL.
 11. AREA DISTURBED 1,944 YD³. PROVIDED BY OWNER.
 12. AREA TO BE REMOVED FOR SYSTEM = 622 YD³.

BASIS OF DESIGN

PERC RATE OF 40 MIN/IN FOR PERC A+B
TWO BEDROOM HOUSE
EFFECTIVE SEEPAGE AREA REQUIRED 675 SF.
PROPOSED SYSTEM CONSISTS OF 225 L.F. (70+65+72+9+4) OF 3' WIDE LEACHING TRENCHES. EFFECTIVE AREA PROVIDED 675 SF.

MAP REFERENCE

PROPERTY OF BOARDMAN W. KATHAN, TOWN OF PROSPECT, CONN. SCALE 1"=100' BY BRADFORD E. SMITH & SON WOODBURY, CONN.

APPROVE
DEC 27 1990
Chesproccott Health District

Permit required prior to installation

ROUTE 68 - CHESHIRE ROAD

RECEIVED
DEC 27 1990
CHESPROCCOTT HEALTH DISTRICT

JAMES A. GRAPPONE, III
191 CUTLERY AVE.
SOUTH MERIDEN, CONN. 06450

PROPOSED SUBSURFACE SEWAGE DISPOSAL SYSTEM FOR
BEVERLY CURELLO
LOT 1
233 CHESHIRE ROAD
PROSPECT, CONN.

MAY 15, 1990 SCALE 1"=20'
REV. 7/28/90 PER HEALTH DEPT.
REV. 10/25/90 PER HEALTH DEPT.
REV. 12/17/90 PER TOWN