

RECEIVED

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

PLANNING & ZONING COMMISSION  
PROSPECT, CONNECTICUT

## *SPECIAL PERMIT APPLICATION*

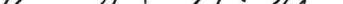
THIS FORM MUST BE COMPLETELY FILLED OUT BY THE APPLICANT  
(Please type or print legibly)

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.

  
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# 116  
6a w 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 12/11/25 office 12/11/25 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

<b>Members Only</b>	<b>Access is restricted to Prospect Gun Club members. No public access is permitted.</b>
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

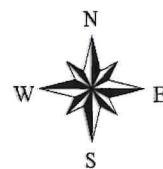


## MAP DISCLAIMER - NOTICE OF LIABILITY

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

0                    75  
[Scale bar]      Feet



# Town of Prospect

## Geographic Information System (GIS)



Date Printed: 12/17/2025



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Approximate Scale: 1 inch = 50 feet

0                    50  
[Scale bar]      Feet



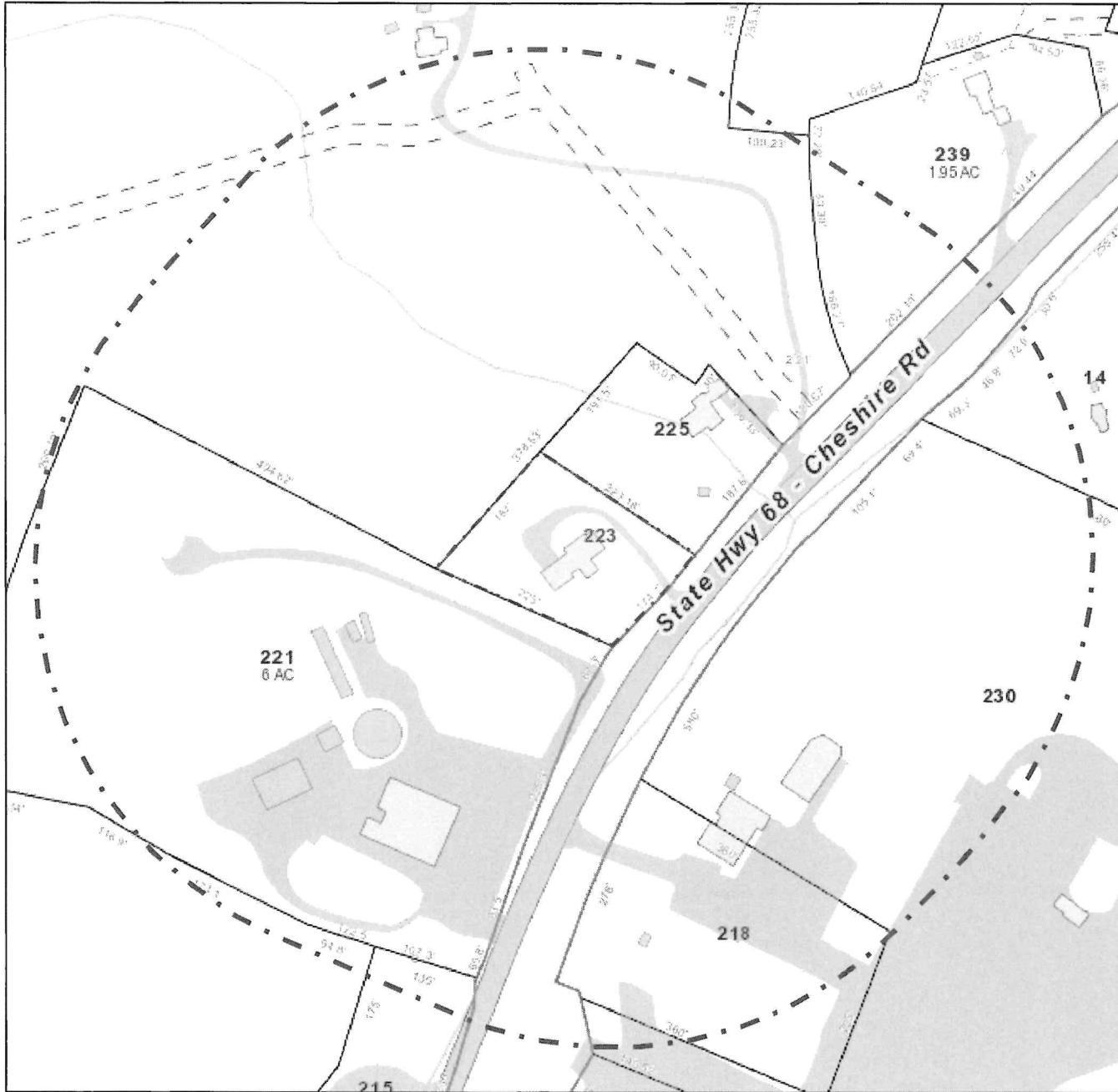
CAVALLARO CARMEN & DIANE 225 CHESHIRE RD PROSPECT	CT 06712	215 CHESHIRE ROAD LLC 215 CHESHIRE RD PROSPECT	CT 06712	TENMILE RIVER LLC 208 CHESHIRE RD PROSPECT	CT 06712
223 CHESHIRE RD LLC 3 UNION CITY RD PROSPECT	CT 06712	BUNCE MICHAEL & JULIE 14 ROLLING RIDGE CT PROSPECT	CT 06712	KATHAN BOARDMAN W 229 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	SOBILLO 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)

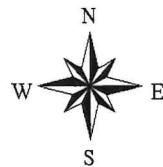


Date Printed: 1/7/2026



## **MAP DISCLAIMER - NOTICE OF LIABILITY**

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## **Mary Barton**

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**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

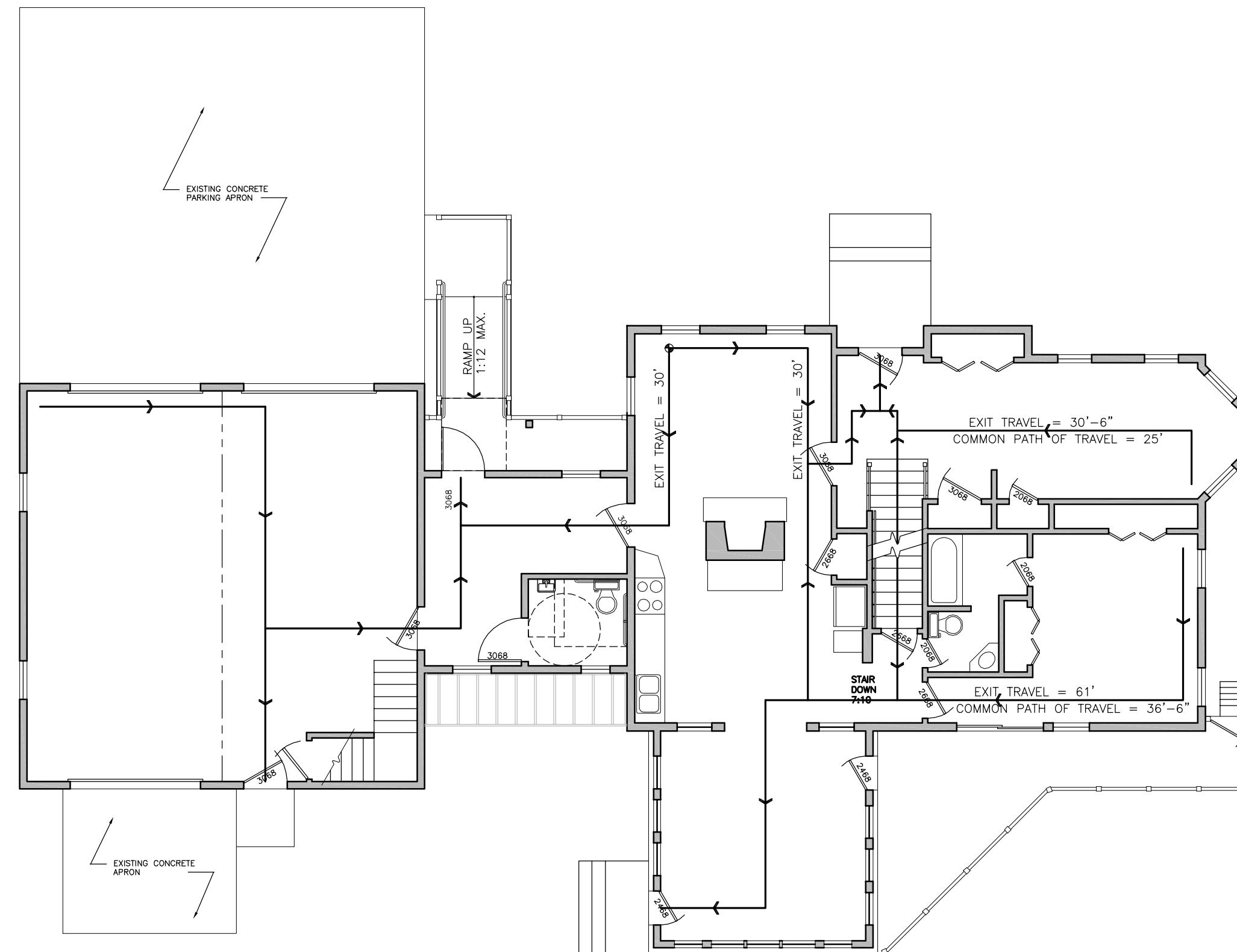
Hi Mary,

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,

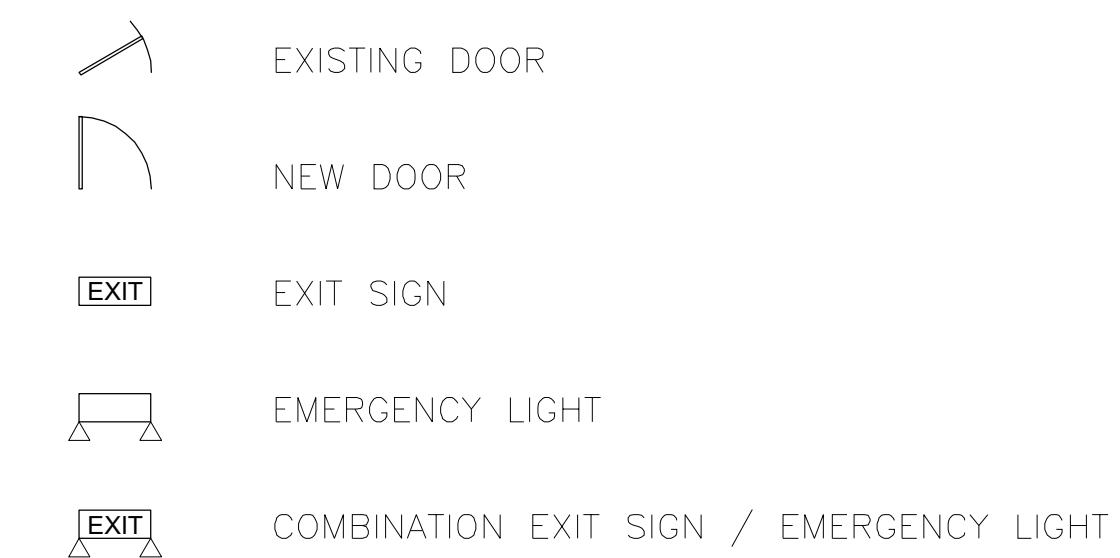
***Geno Gagnon R.S., B.S.***

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



FIRST FLOOR EGRESS PLAN

LEGEND



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

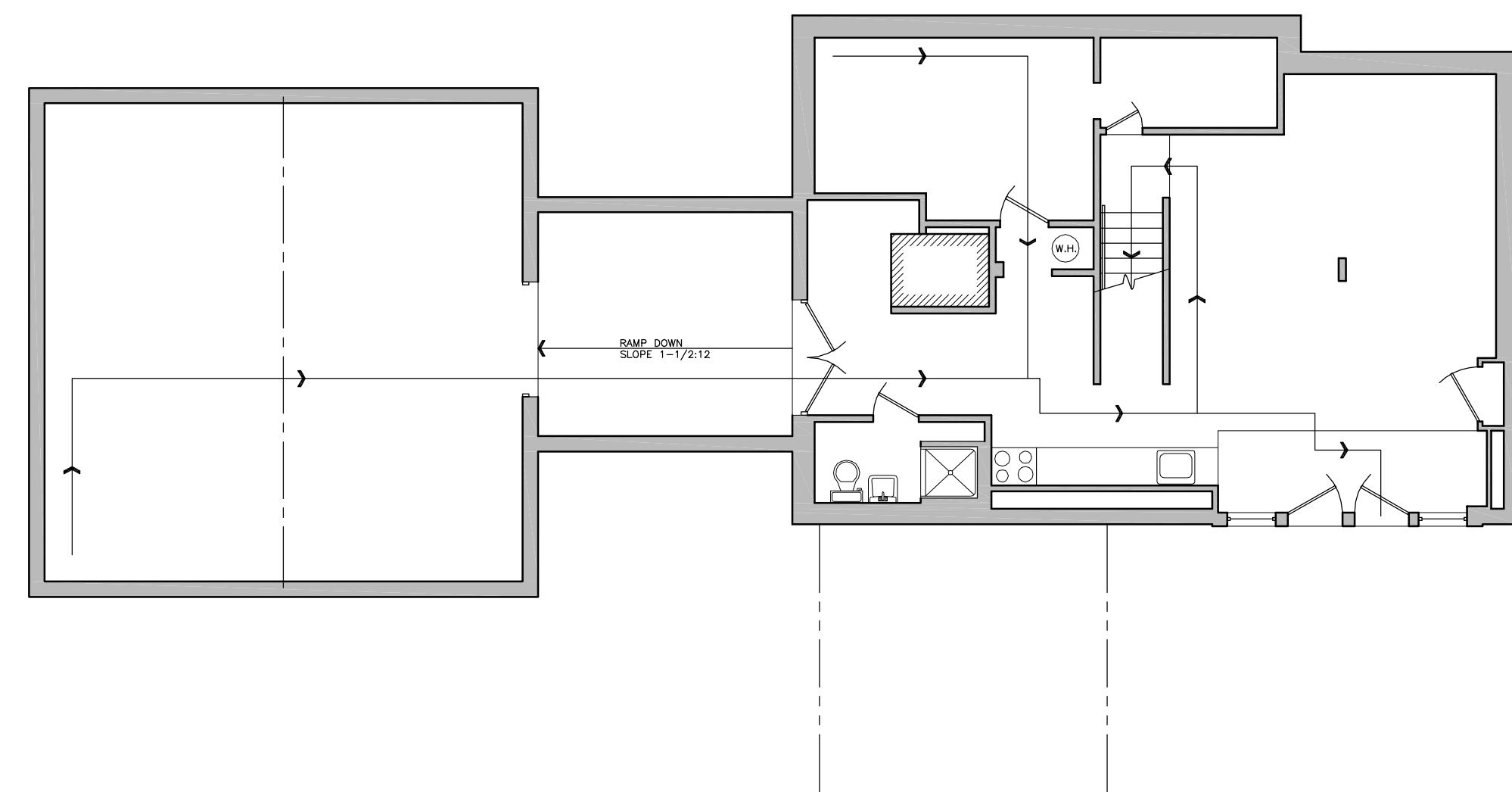
**BUILDING DATA**  
NUMBER OF STORIES: TWO PLUS BASEMENT  
CONSTRUCTION TYPE: V-B (UNPROTECTED)  
OCCUPANT LOADS:  
BASEMENT: 3  
STORAGE: 27  
CONFERENCE: 7  
BUSINESS (OTHER): 8  
FIRST (MAIN) FLOOR: 3  
BUSINESS: 14  
STORAGE: 0  
CONFERENCE: 0  
ATTIC: 0 (UNASSIGNED)

**IEBC DESIGN METHOD:**  
WORK AREA METHOD – LEVEL 2 ALTERATION

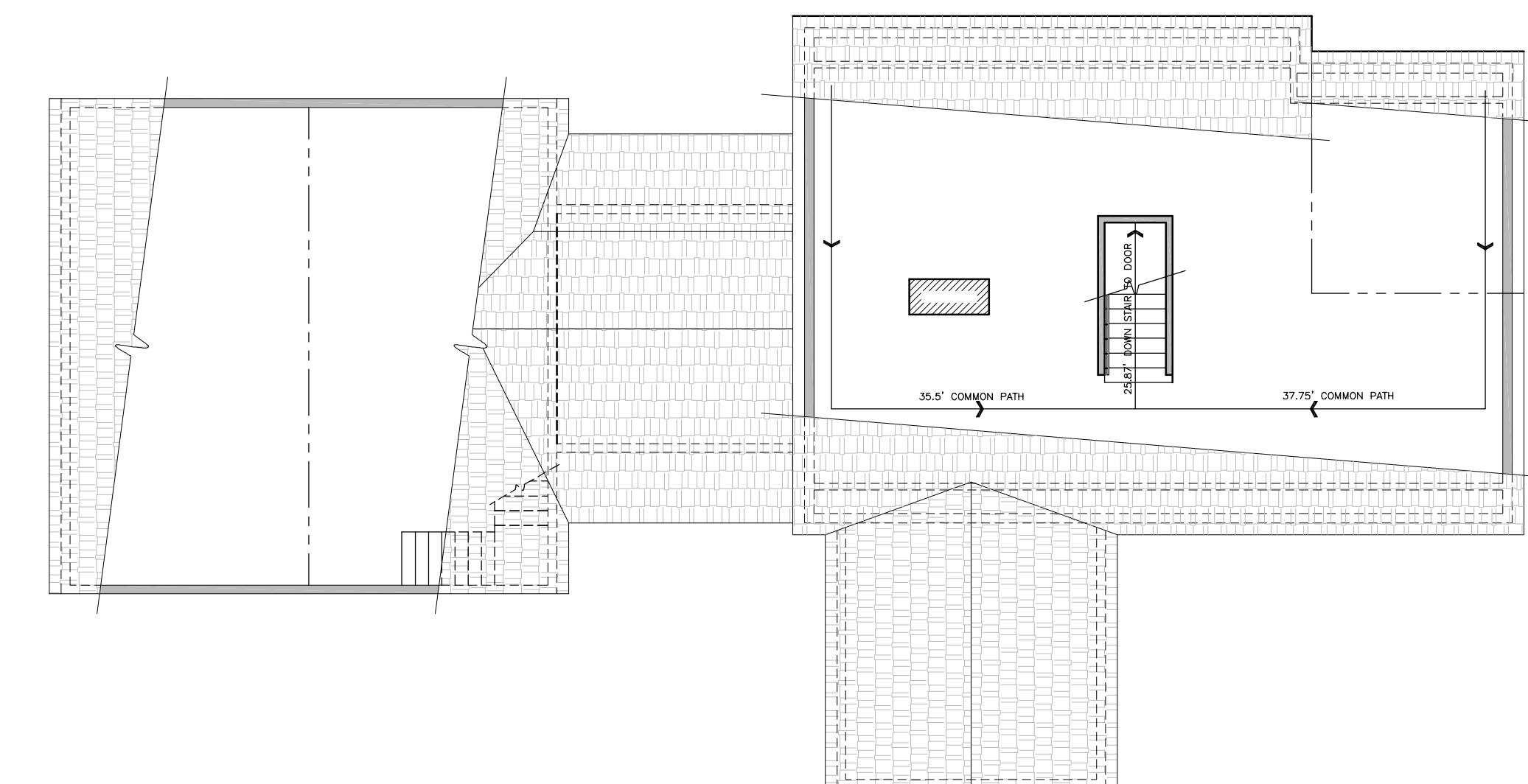
**USE/OCCUPANCY CLASSIFICATION:**  
EXISTING: SINGLE FAMILY RESIDENTIAL (IRC)  
PROPOSED: MIXED USES, NON-SEPARATED (IBC)

B – BUSINESS  
S-1 – STORAGE

**PARKING SPACES PROVIDED**: 23  
**ACCESSIBLE SPACES REQUIRED**: 1  
**ACCESSIBLE SPACES PROVIDED**: 1



BASEMENT EGRESS PLAN



ATTIC EGRESS PLAN

PROJECT INFORMATION  
CODE DATA

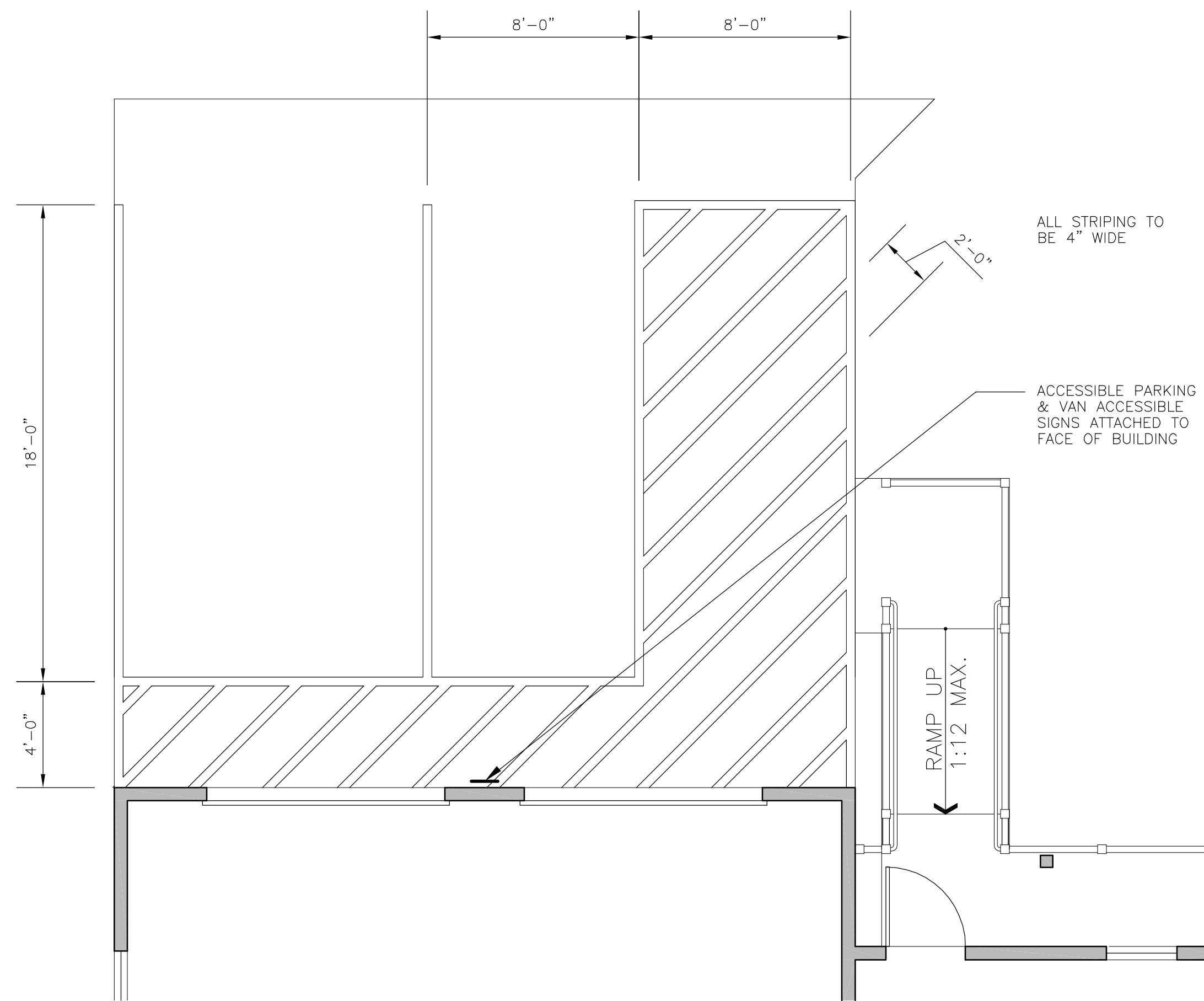
172 PECK HILL ROAD  
WOODBRIDGE, CT 06525  
TEL: 203-333-3470  
FAX: 203-333-3536  
BUILDING & FIRE SAFETY CODS

172 CHESHIRE ROAD  
PROSPECT, CONNECTICUT

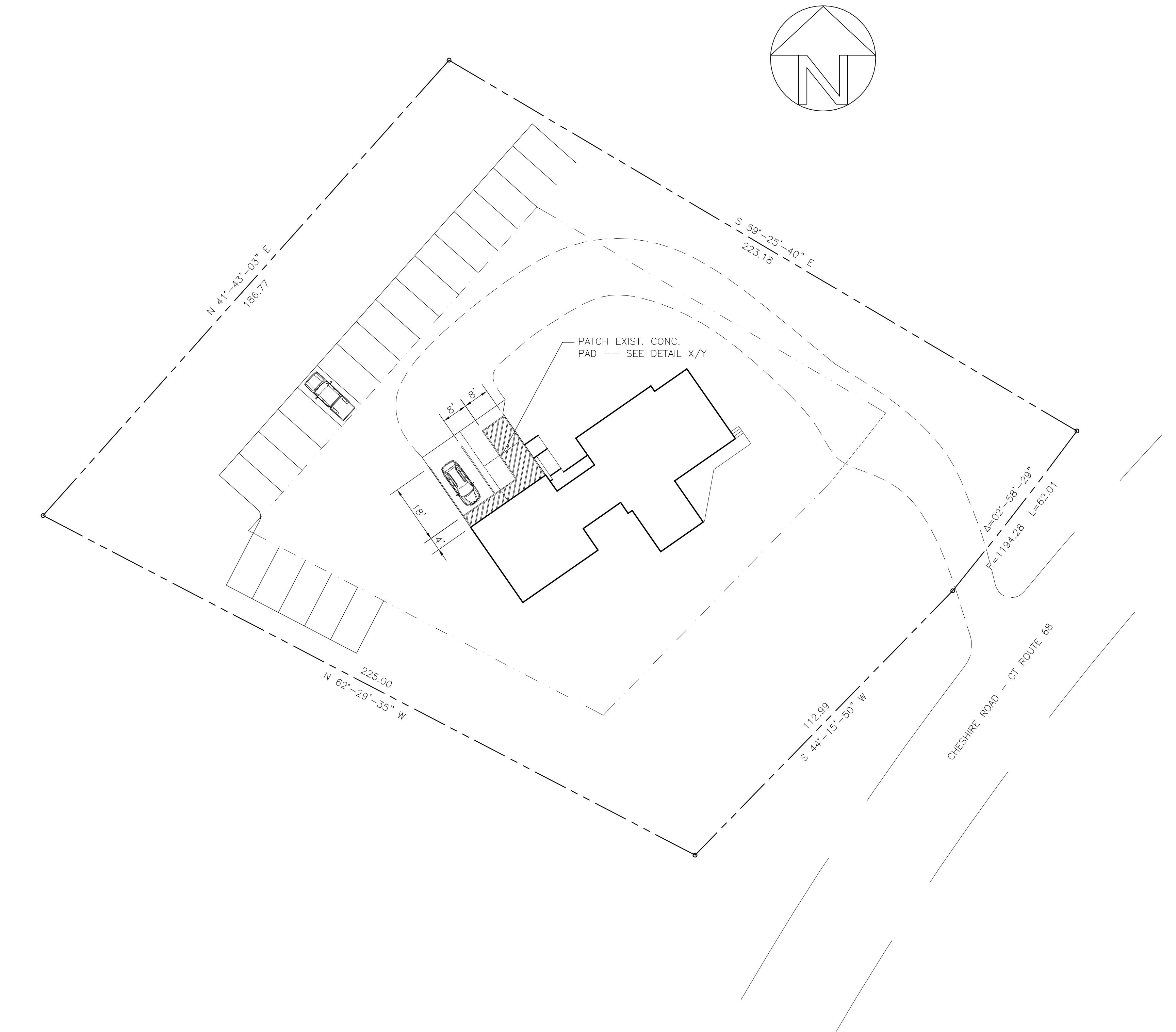
Date: 10/30/2025  
Scale: NONE  
DWG. No.

G1

SHEET 1 OF 8



ACCESSIBLE PARKING LAYOUT



SITE PLAN

No.	DESCRIPTION	REVISIONS
1		

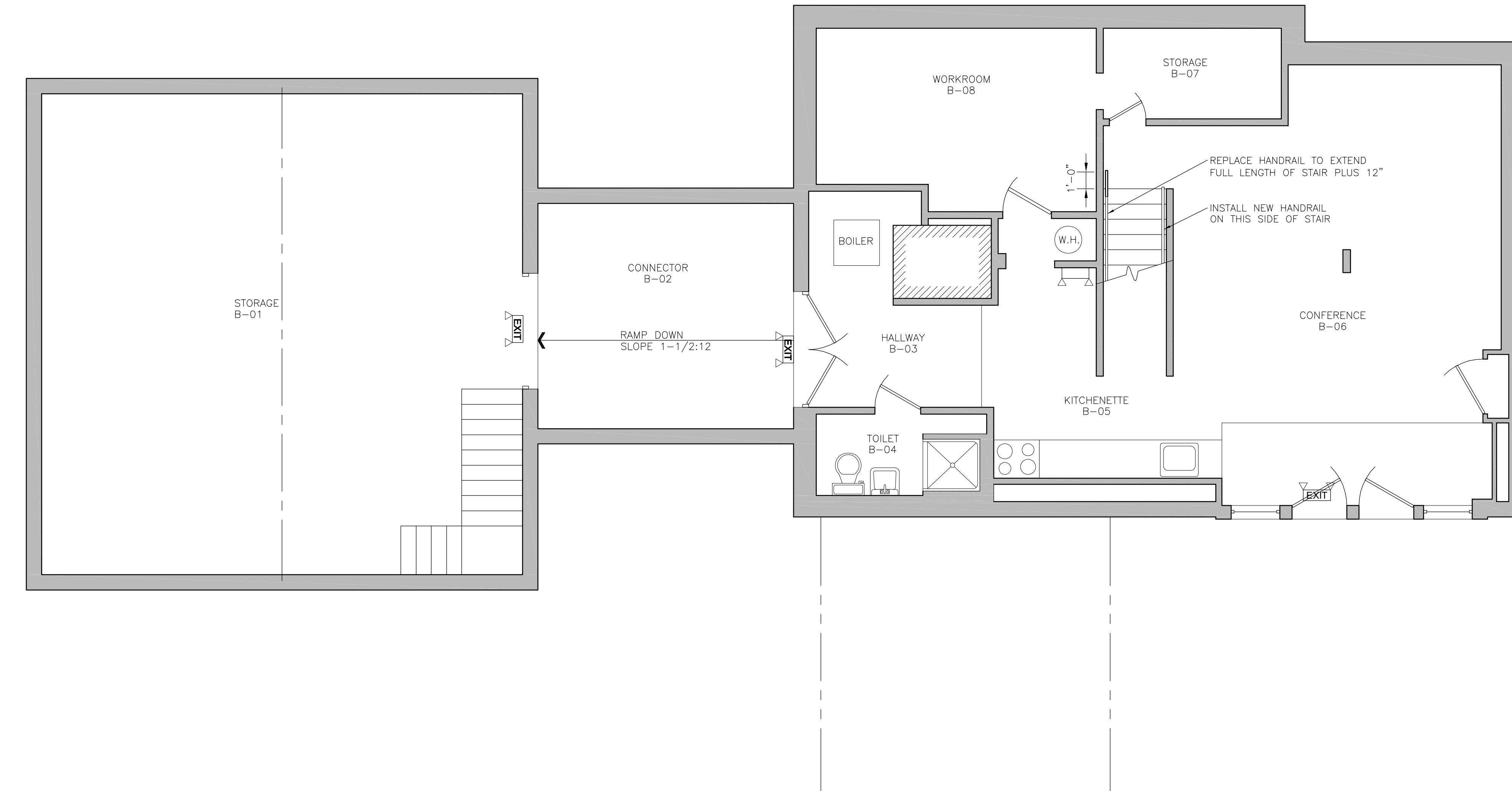
HARWOOD	172 PECK HILL ROAD
WALLACE	TEL: 203-333-3470
LOOMIS	FAX: 203-333-3536
CONSULTING	BUILDING & FIRE SAFETY CODS
ARCHITECT	

223 CHESHIRE ROAD	PROSPECT, CONNECTICUT
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SITE PLAN
Seal

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

L1



**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

BASEMENT LEVEL  
EXISTING

Seal

Date: 10/30/2025

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

DWG. No.

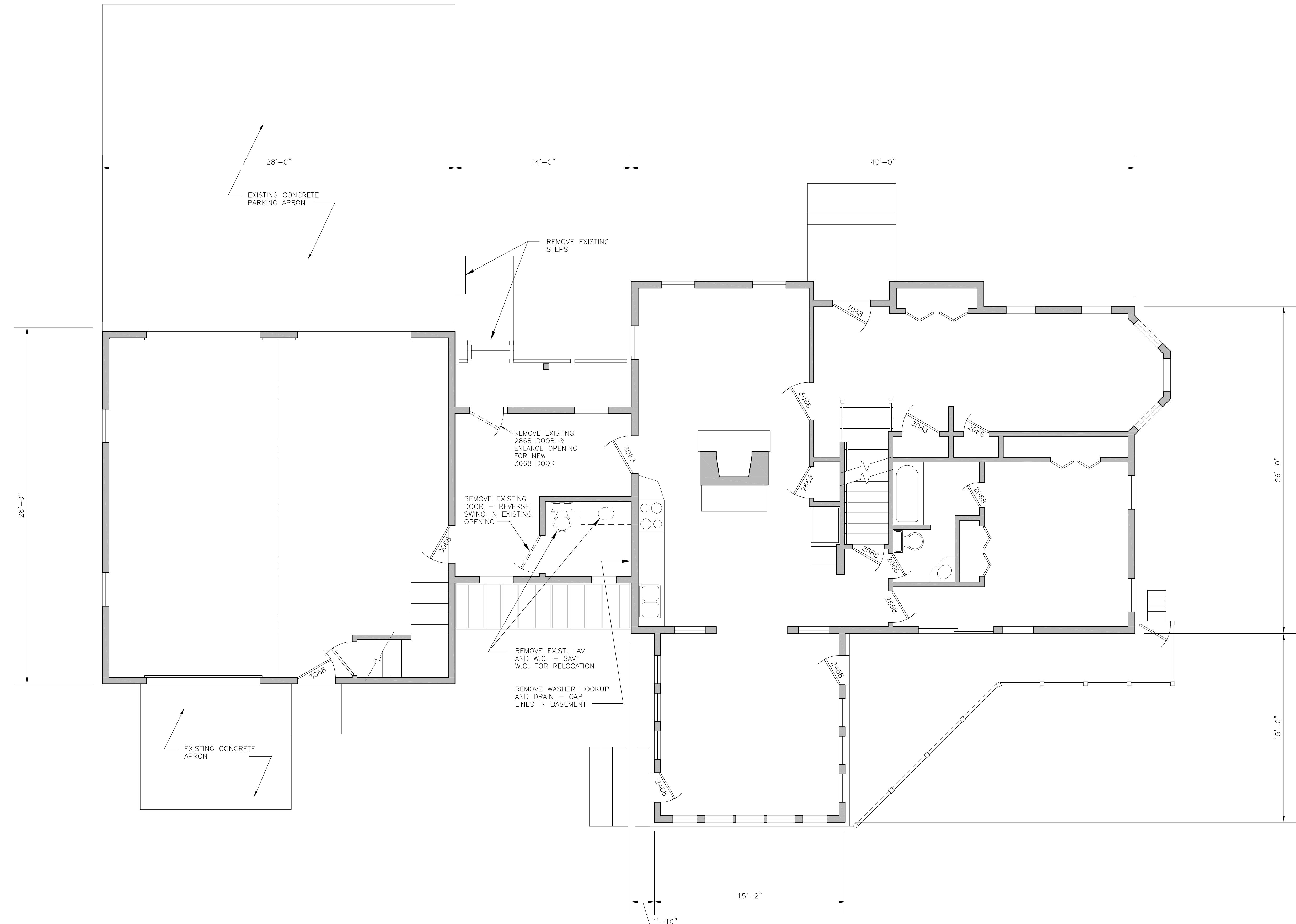
**A1**

SHEET 3 OF 8

1	
No.	DESCRIPTION
	REVISIONS

HARWOOD	172 PECK HILL ROAD
WALLACE	TEL: 203-333-3470
LOOMIS	FAX: 203-333-3536
CONSULTING	BUILDING & FIRE SAFETY CODS
ARCHITECT	

223 CHESHIRE ROAD  
PROSPECT, CONNECTICUT



FIRST FLOOR  
EXISTING & DEMOLITION

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

A2

SHEET 4 OF 8

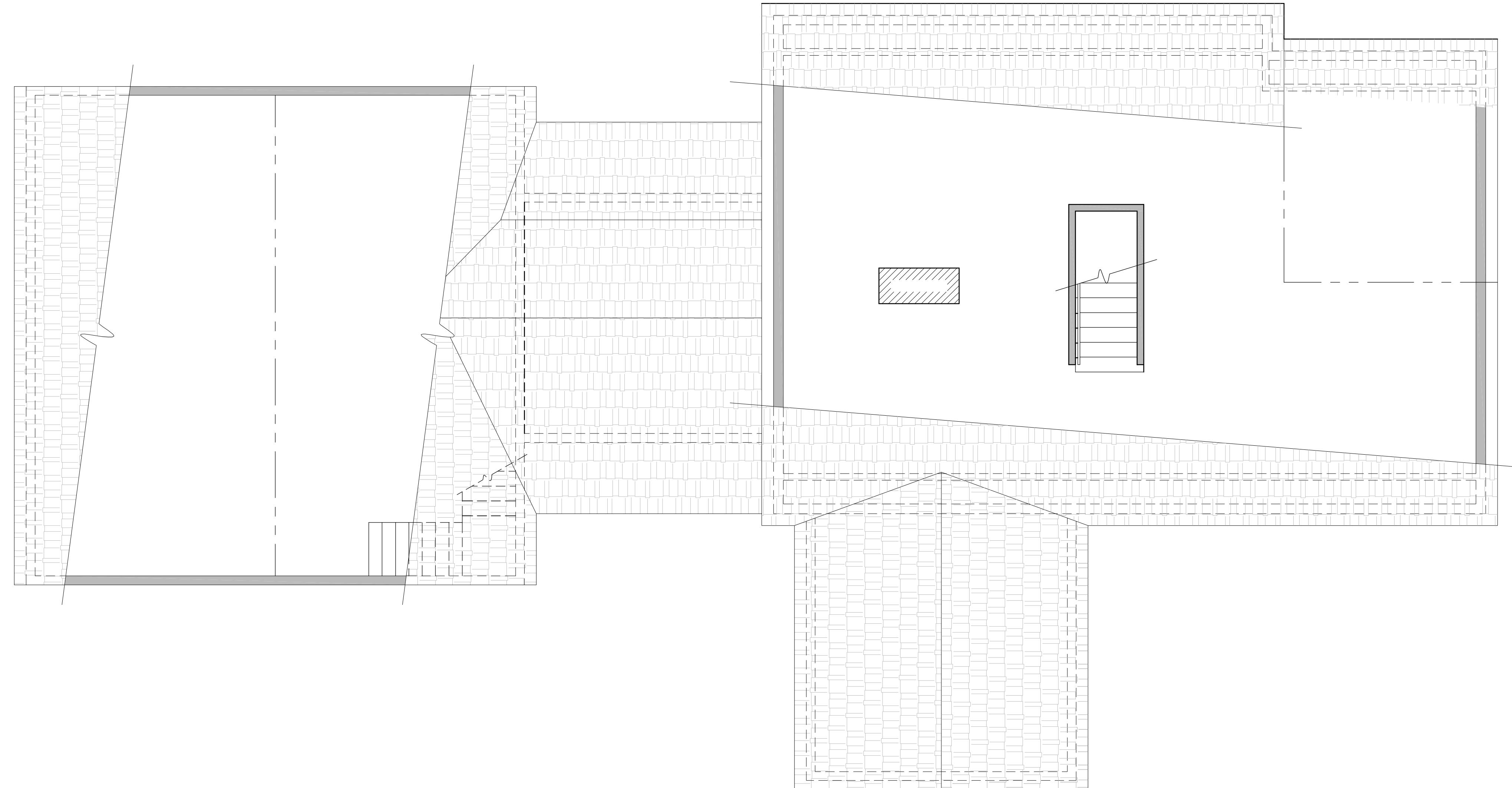
1	BID & CONSTR
No.	DESCRIPTION
	REVISIONS

HARWOOD  
WALLACE  
LOOMIS  
CONSULTING  
ARCHITECT  
172 PECK HILL ROAD  
WOODBRIDGE, CT 06525  
TEL: 203-333-3470  
FAX: 203-333-3536  
BUILDING & FIRE SAFETY CODS

223 CHESHIRE ROAD  
PROSPECT, CONNECTICUT

FIRST FLOOR  
EXISTING 7 DEMOLITION

Seal



ATTIC LEVEL  
EXISTING

PLAN PROVIDED FOR INFORMATIONAL PURPOSES ONLY

NO WORK PROPOSED FOR THIS LEVEL

Seal

Date: 10/30/2025

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

DWG. No.

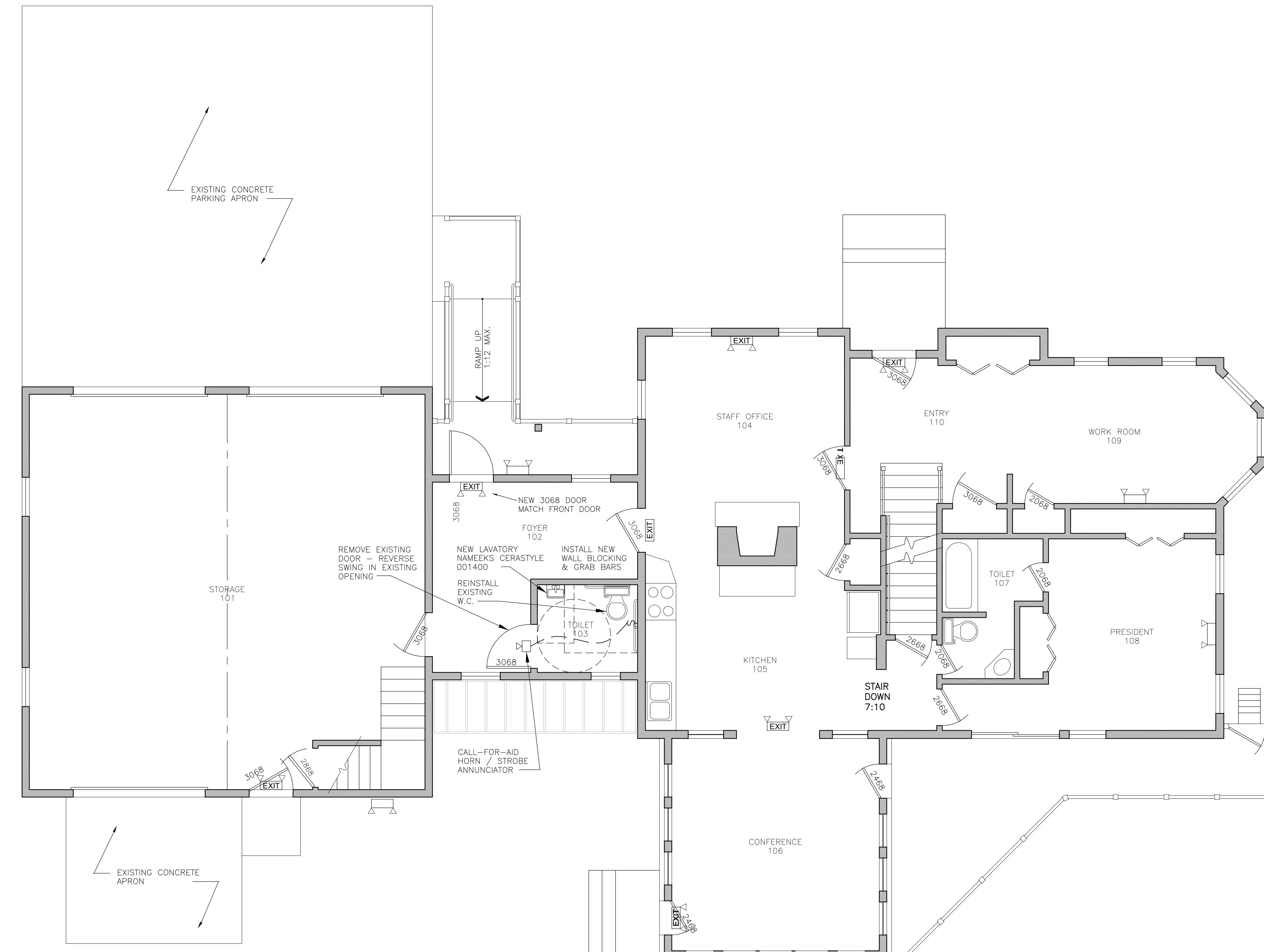
A3

SHEET 5 OF 8

1	BID & CONSTR
No.	DESCRIPTION
REVISIONS	

HARWOOD	172 PECK HILL ROAD
WALLACE	WOODBRIDGE, CT 06525
LOOMIS	TEL: 203.333.3470
CONSULTING	FAX: 203.333.3536
ARCHITECT	BUILDING & FIRE SAFETY CODS

ATTIC LEVEL EXISTING	223 CHESHIRE ROAD PROSPECT, CONNECTICUT
-------------------------	--



FIRST FLOOR  
PROPOSED ALTERATIONS

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

A4

SHEET 6 OF 8

1	BID & CONSTR
No.	DESCRIPTION
REVISIONS	

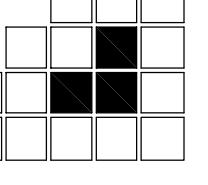
HARWOOD	172 PECK HILL ROAD
WALLACE	TEL: 203-333-3470
LOOMIS	FAX: 203-333-3536
CONSULTING	BUILDING & FIRE SAFETY CODS
ARCHITECT	

223 CHESHIRE ROAD  
PROSPECT, CONNECTICUT

FIRST FLOOR  
PROPOSED ALTERATIONS

Seal

1	BID & CONSTR
No.	DESCRIPTION
	REVISIONS

HARWOOD  
WALLACE  
LOOMIS  
CONSULTING  
ARCHITECT  


172 PECK HILL ROAD  
WOODBRIDGE, CT 06525  
TEL: 203-333-3470  
FAX: 203-333-3536  
BUILDING & FIRE SAFETY CODS

223 CHESHIRE ROAD  
PROSPECT, CONNECTICUT

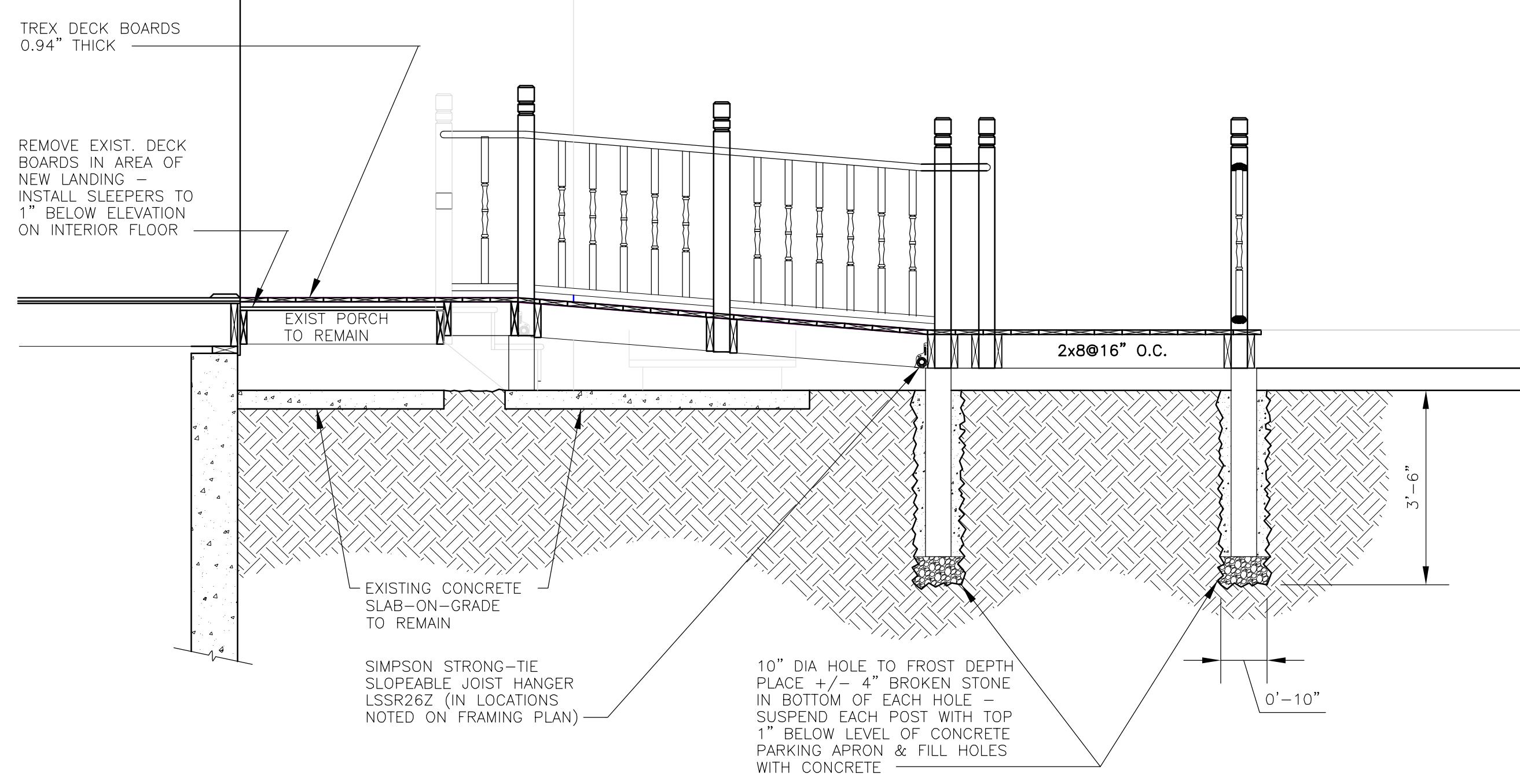
FIRST FLOOR  
EXISTING

Seal

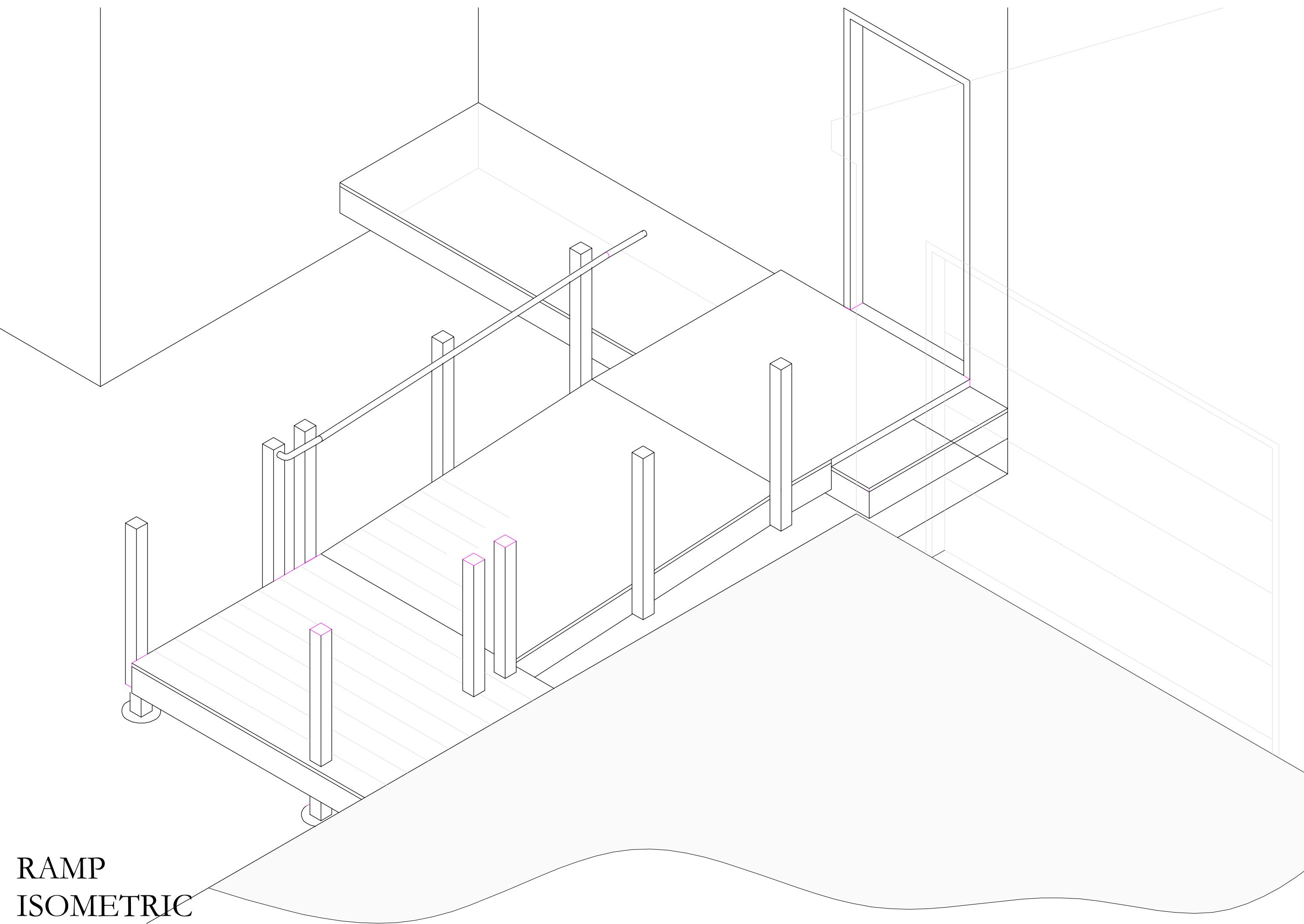
Date: 10/30/2025  
Scale: 1/2" = 1'-0"  
DWG. No.

A5

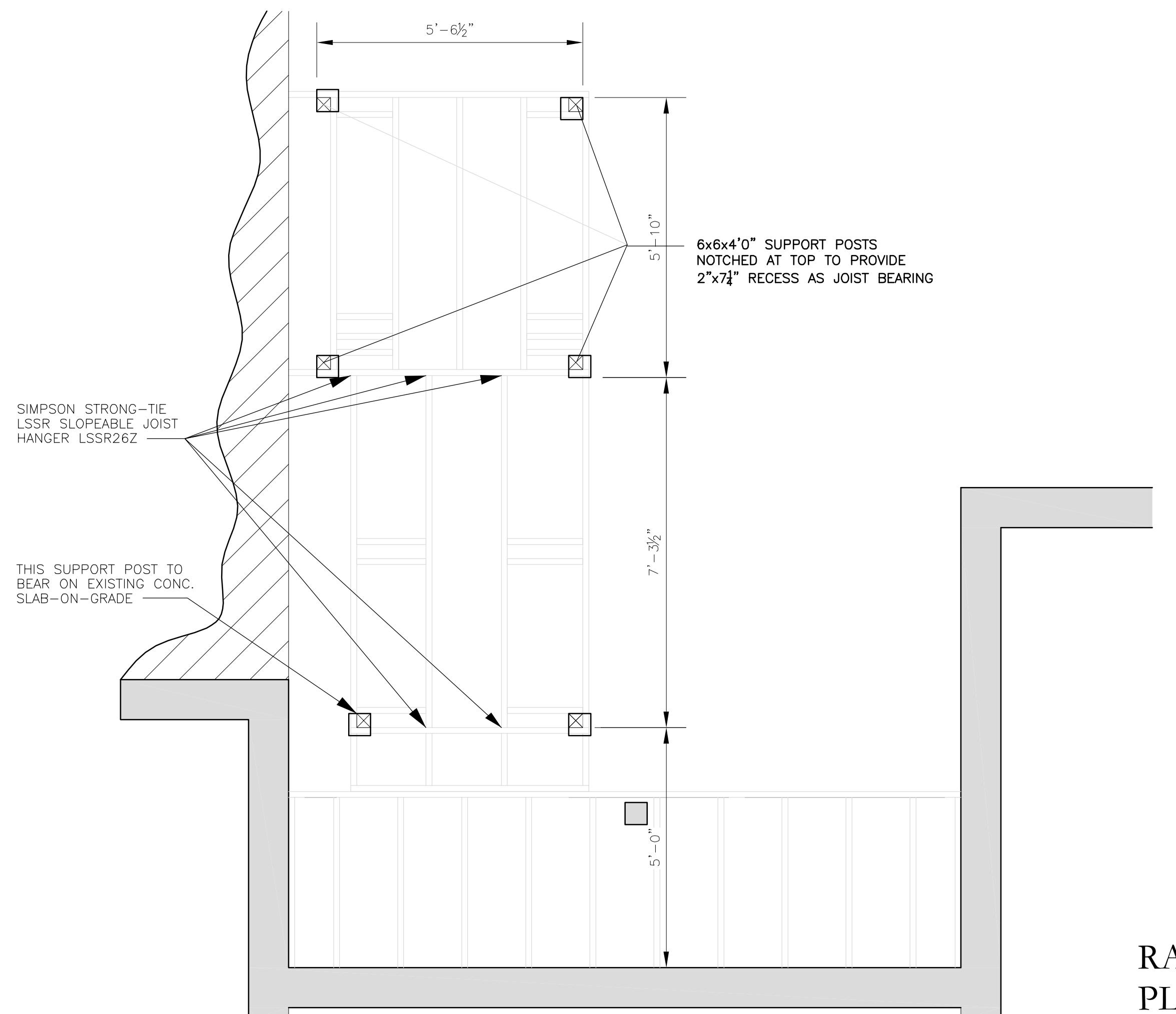
SHEET 7 OF 8



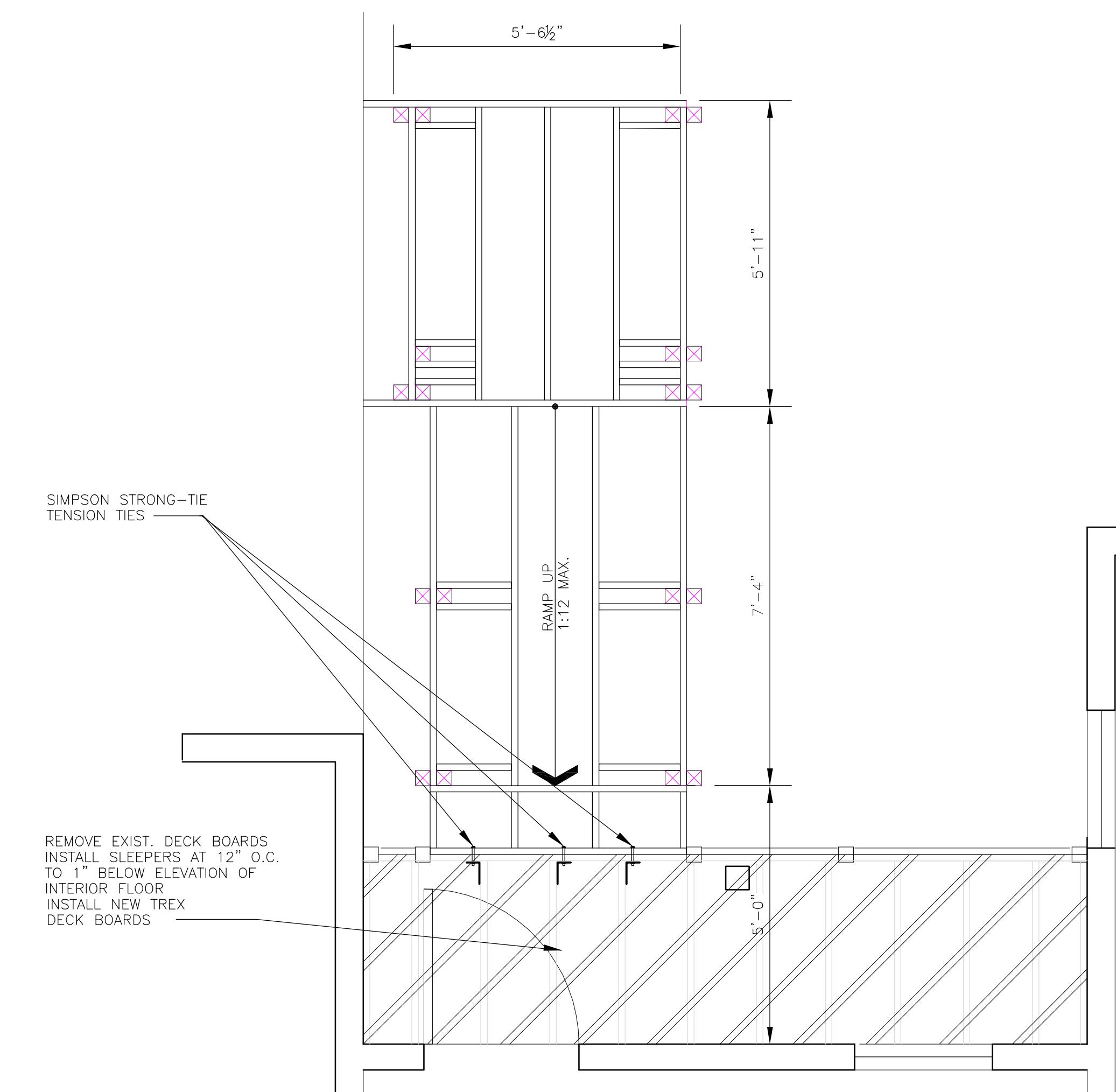
RAMP CROSS-SECTION



RAMP  
ISOMETRIC



RAMP POSTING  
PLAN



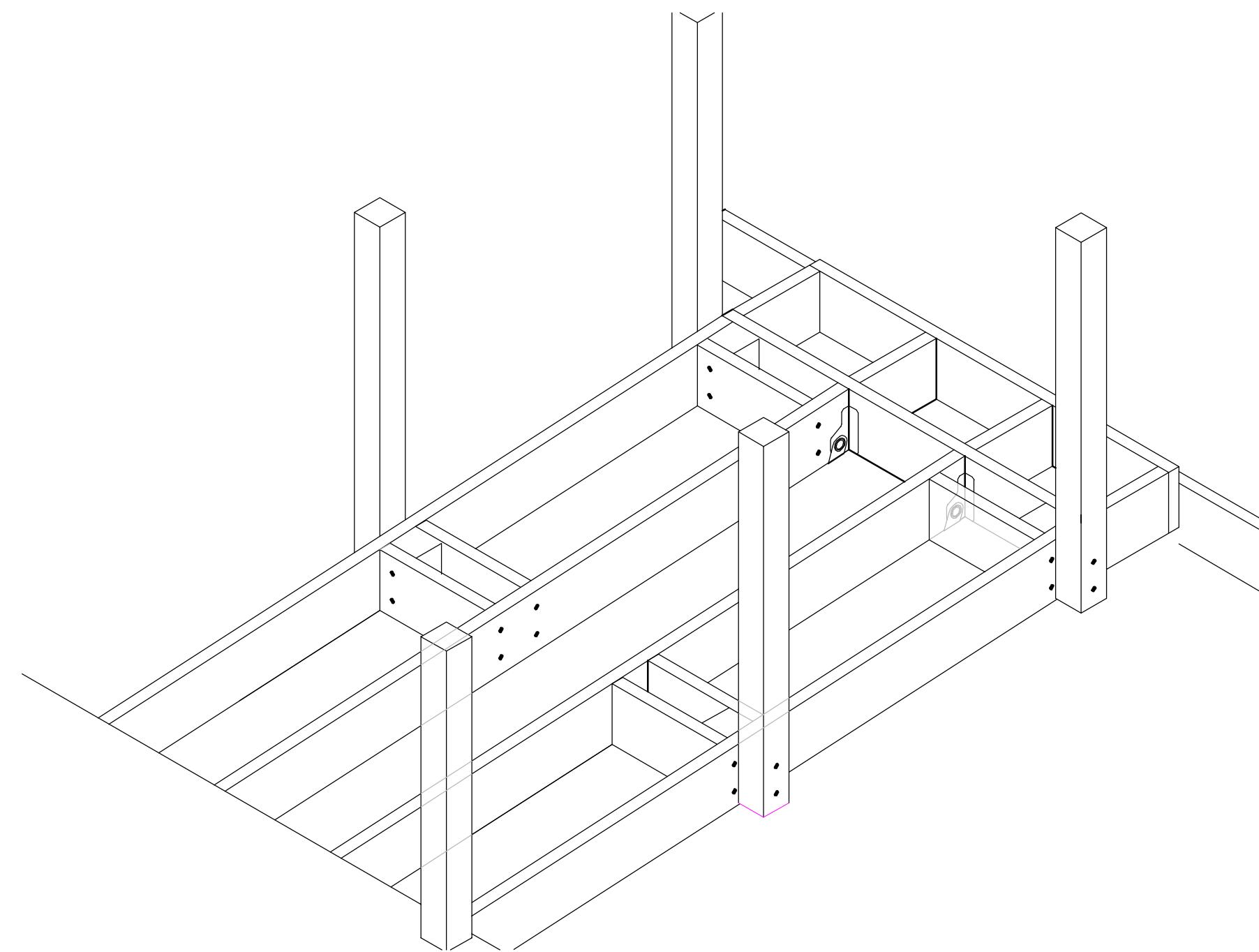
RAMP FRAMING  
PLAN

## 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

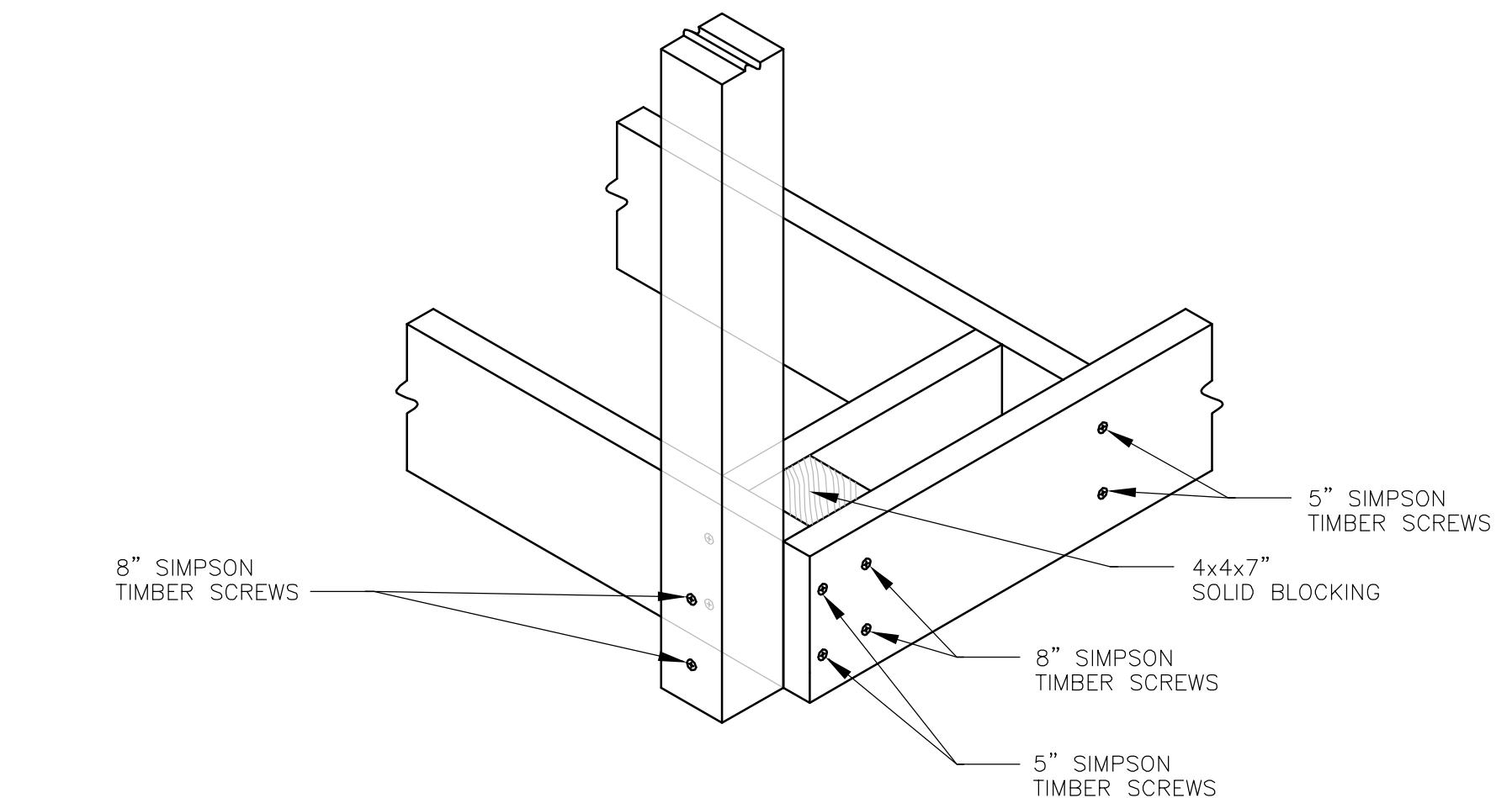
CONNECTORS: SIMPSON STRONG-TIE OR EQUAL  
SLOPEABLE JOIST HANGERS: LSSR26Z  
TENSION TIES: DTT2  
FRAMING SCREWS: SDS TIMBER SCREWS  
5" - SDWS22500DB  
8" - SDWS22800DB  
ANGLE (CORNER) CONNECTORS: ML26Z

RAILING COMPONENTS  
POSTS: LOWE'S #1336043 OR EQUAL 4x4x54"  
BALUSTERS (SPINDLES): LOWE'S #488993 OR EQUAL: 2x2x36"



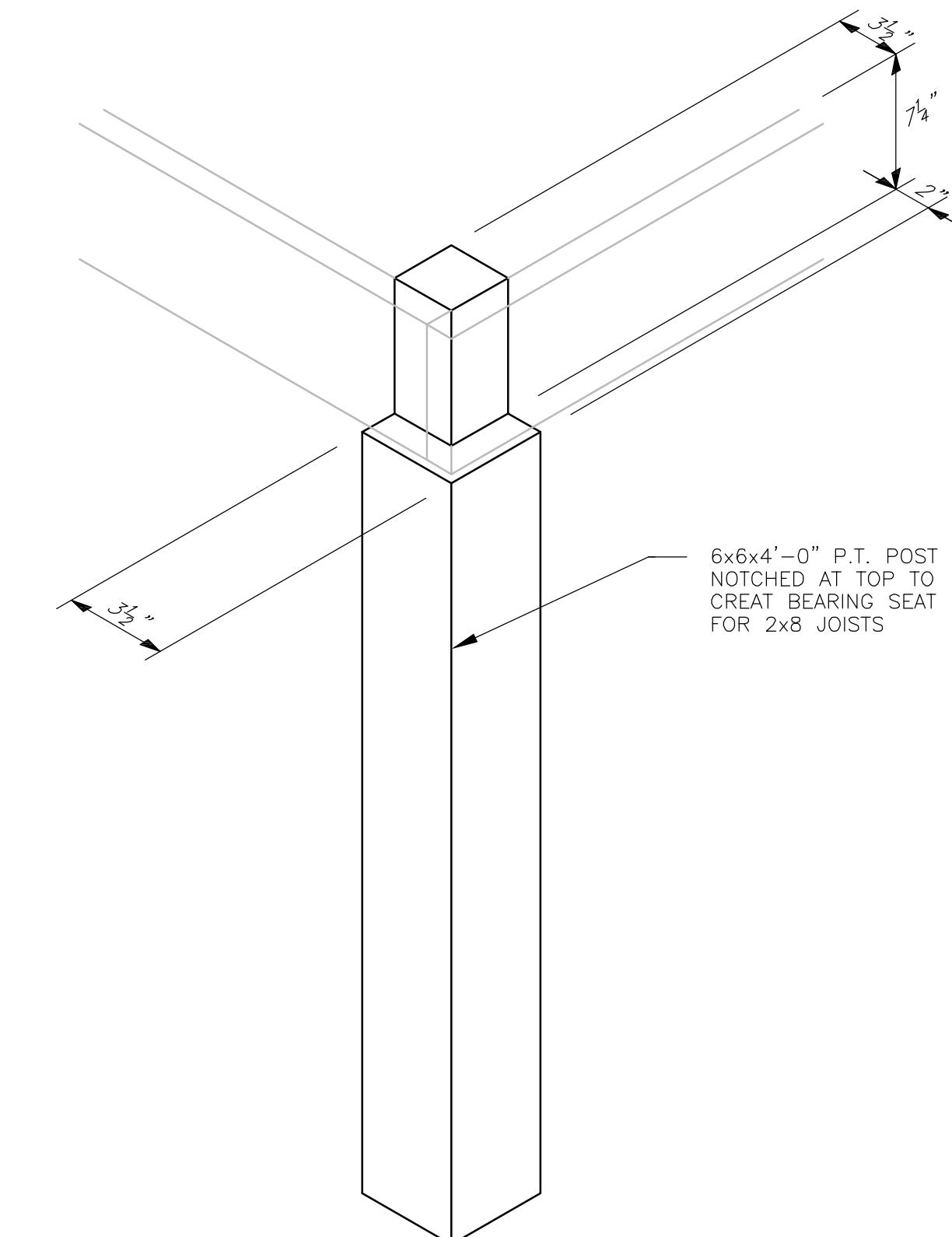
RAMP FRAMING ISOMETRIC

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

1	172 PECK HILL ROAD WOODBRIDGE, CT 06525 TEL: 203-333-3470 FAX: 203-333-3536 BUILDING & FIRE SAFETY CODS
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1	HARWOOD WALLACE LOOMIS CONSULTING ARCHITECT
---	---

1	223 CHESHIRE ROAD PROSPECT, CONNECTICUT
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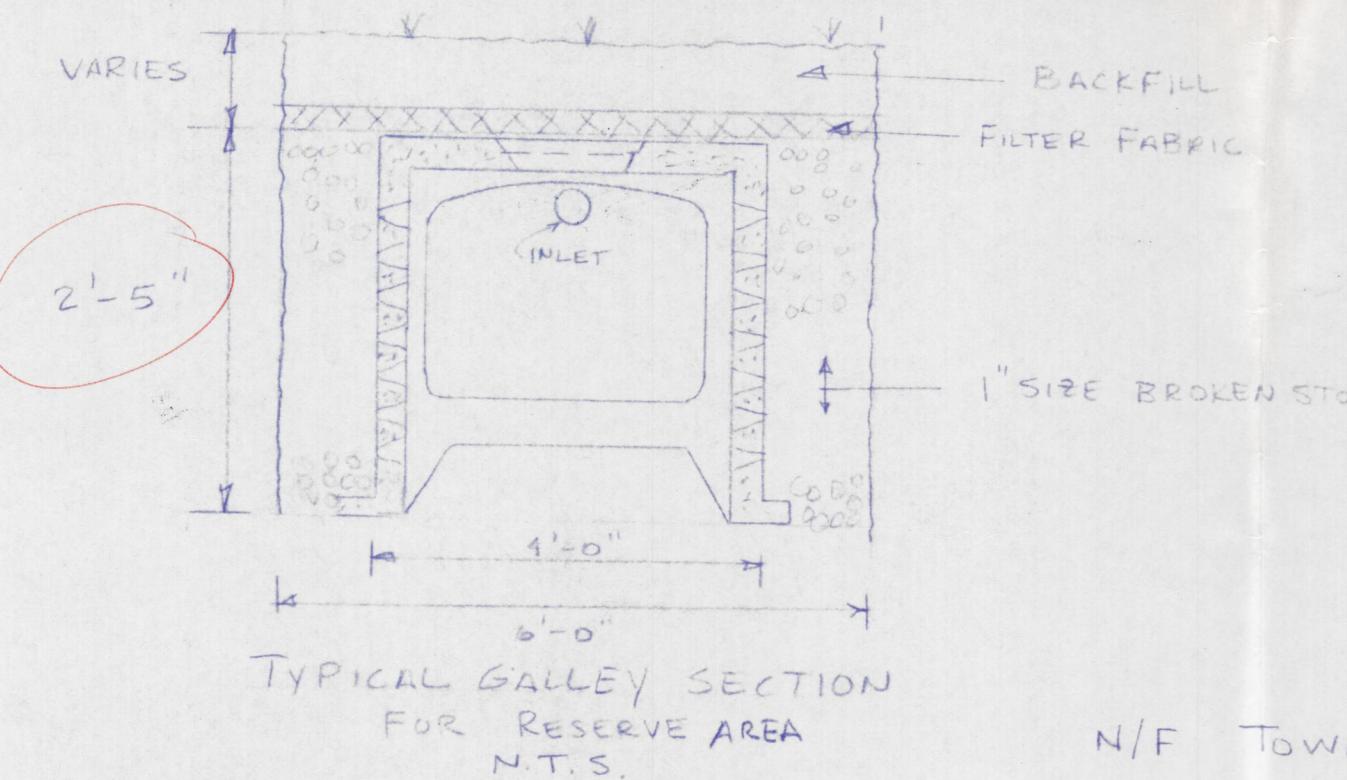
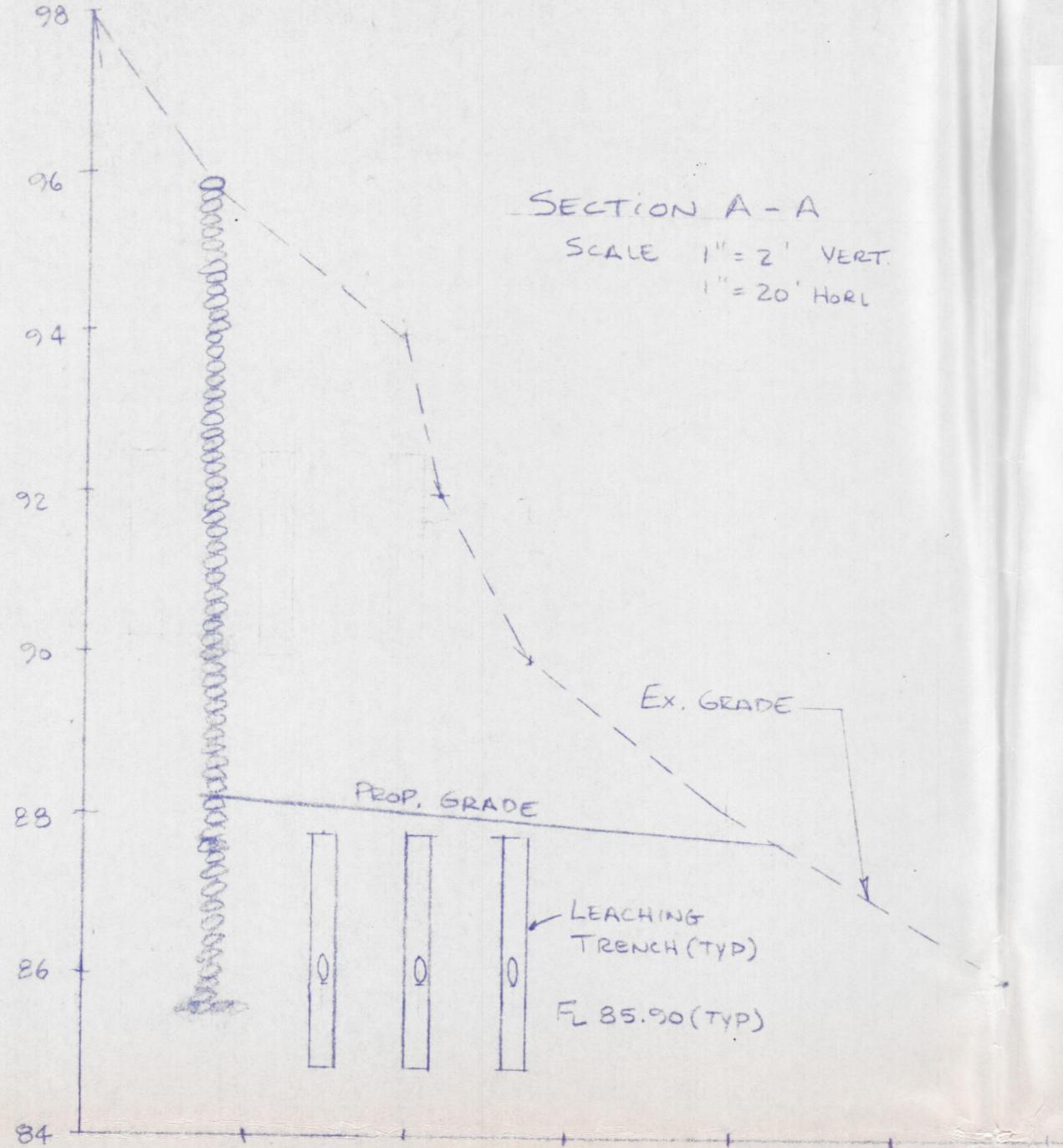
1	RAMP DETAILS
---	-----------------

1	Seal
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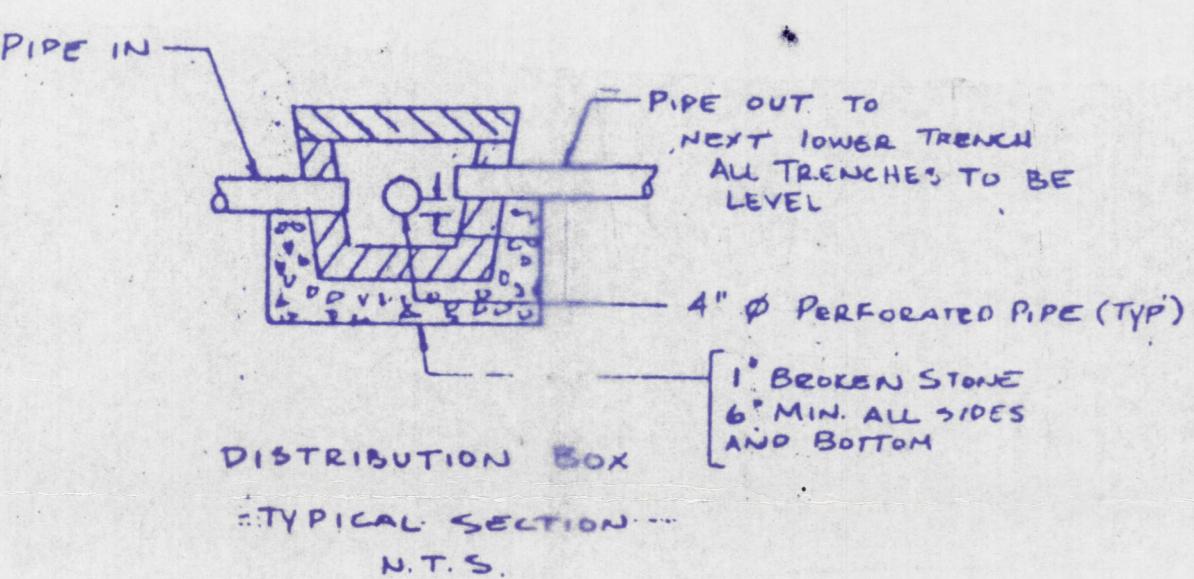
Date:	10/30/2025
Scale:	AS NOTED
DWG. No.:	

A6

223 Cheshire



N/F TOWN OF PROSPECT



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

T.P. 'A'

0-22" MODERATELY COMPACT, MEDIUM FINE  
SAND, SOME SILT

22"-44" LOOSE MEDIUM SAND, LITTLE SILT

44-84" MODERATELY COMPACT MEDIUM SAND  
+ SILT

0-26" RED BROWN VERY FINE SAND + SILT  
MODERATELY COMPACT

26-36" TAN BROWN VERY FINE SAND WITH  
LITTLE SILT

36-43" REDDISH BROWN MEDIUM SAND

43-73" TAN BROWN VERY FINE SAND

N/F BOARDMAN W. KATHAN

PLAN LEGEND

- 1" BROKEN STONE AND PERFORATED PIPE
- 100 EXISTING CONTOUR (GRADE)
- 100 PROPOSED CONTOUR (GRADE)

GENERAL NOTES

1. HOUSE SEWER PIPE SHALL BE CAST IRON WITH RUBBER GASKETED JOINTS OR ACCEPTABLE EQUAL
2. SCALE 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 5/1/90
8. ALL CONSTRUCTION SHALL CONFORM TO THE STATE OF CONN. PUBLIC HEALTH CODE AND THE REQUIREMENTS OF THE CHESPROCOTT 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 YD<sup>3</sup> PROVIDED BY OWNER
12. AREA TO BE REMOVED FOR SYSTEM = 602 YD<sup>3</sup>

EASIS 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+) OF 3' WIDE LEACHING TRENCHES. EFFECTIVE AREA PROVIDED 675 SF.

100% RESERVE IS PROVIDED USING LEACHING GALLERIES (5-4'X8'X2')

MAP REFERENCE

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

JAMES A. GRAPFONE, III  
191 CUTLERY AVE.  
SOUTH MERIDEN, CONN. 06460

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

RECEIVED  
DEC 27 1990  
CHESPROCOTT HEALTH DISTRICT

PROPOSED  
PRINT AND  
INSTALLATION

PROVE  
DEC 27 1990  
Chesprocott Health District

RECEIVED  
DEC 27 1990  
CHESPROCOTT HEALTH DISTRICT