

PLANNING & ZONING COMMISSION
PROSPECT, CONNECTICUT

SPECIAL PERMIT APPLICATION

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

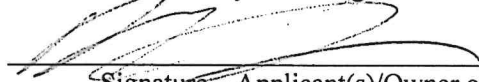
APPLICANT American General Investors LLC TELE# 203-758-5180
MAILING ADDRESS PO Box 7055, Prospect, CT, 06712 EMAIL info@agiprospect.com
OWNER OF RECORD Paulmar Associates Limited Partnership TELE# 203-758-5180
MAILING ADDRESS PO Box 7055, Prospect, CT, 06712
LOCATION OF PROPERTY: 2 Knapp Drive, 85, 87, 89 Waterbury Road
ASSESSOR'S MAP PLATE # see list LOT # see list LAND RECORDS: Vol. - Page -
I hereby apply for a Special Permit for: 14,760 square foot commercial building

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: Zone change application & IWC application #7-2025

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

01/21/2026

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 \$ 500.00 pd # 10399 11/21/26
\$600.00 pd # 10400
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 _____

**** 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. *****



American General Investors, LLC

Real Estate Developers • Builders • Property Managers • Brokers

PO Box 7055
Prospect, CT 06712

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Statement of Use – Special Permit Application

Town of Prospect, Connecticut

The proposed development consists of a **multi-tenant commercial building** intended to accommodate a range of **office, retail, and clean commercial uses** as permitted by Special Permit under the Town of Prospect Zoning Regulations. At the time of application, specific tenants have not been identified. The building is designed to be leased to multiple users over time and tenant mix, and occupancy may change periodically. The Special Permit application is intended to establish approval for the **general categories of use**, with individual tenant approvals to be reviewed separately in accordance with the Zoning Regulations.

a) Explanation of businesses that will occupy the building

The building is intended for uses customarily associated with office, retail, and low-impact commercial operations, including but not limited to:

- Professional and administrative offices
- Service-oriented and retail businesses
- Small business, contractor, or commercial users utilizing garage bay space for **clean-use purposes**, including storage, staging, warehousing, or office-support activities

The garage bays located at the rear of the building are **not intended for automotive repair, mechanical work, body work, or similar intensive uses**.

b) General number of employees

Based on the anticipated tenant types, individual tenant spaces are expected to employ approximately **1 to 5 employees per unit**, with total on-site employment varying depending on tenant size and configuration.

c) Hours of operation

Typical hours of operation are anticipated to be:

- **Monday through Friday:** approximately 7:00 a.m. to 7:00 p.m.
- **Saturday:** limited or reduced hours
- **Sunday:** limited or no operations for most tenants

Actual hours of operation will be subject to review as part of each tenant's administrative zoning approval.

d) Days of the week the businesses will operate

Most tenants are expected to operate primarily **Monday through Friday**, with some retail or service uses operating on **Saturdays**, and limited **Sunday** operations where permitted.

e) Clients visiting the property

Client, customer, and vendor visits will be typical of office, retail, and clean commercial uses and may include scheduled appointments, retail transactions, and routine deliveries. Traffic levels are expected to be consistent with similar commercial developments in the Town and will not involve industrial or high-intensity activity.

Garage Bay Use

The garage bays located to the rear of the building are intended for **clean commercial use only**. These spaces will not be used for automotive repair or any use requiring a Special Permit unless separately approved by the Planning & Zoning Commission. Any proposed tenant use requiring a Special Permit under the Zoning Regulations shall be subject to **separate PZC review and approval**.