

TO: Hearst Media CT, Legals

FROM: Planning and Zoning Commission, Town of Prospect Account # 365073
Mary Barton, Land Use Inspector (203) 758-4461

DATE: January 7, 2026

RE: Notice of Public Hearing Prospect Planning and Zoning Commission

Please print the following Notice of Public Hearing twice in the Republican American first on Friday, January 9, 2026 and second on Friday, January 16, 2026 and send the invoice to the Town of Prospect.

PROSPECT PLANNING & ZONING COMMISSION NOTICE OF PUBLIC HEARING:
The Prospect Planning & Zoning Commission will hold a Public Hearing on Wednesday, January 7 in the lower-level conference room of the Prospect Town Hall, 36 Center Street on the following:

7:05 p.m. Special Permit Application for the conversion of an existing single- family dwelling into a clubhouse located at 223 Cheshire Road in an RA-1 Residential Zone. Applicant: Gerald Williams, President, Prospect Gun Club; Property owner: 223 Cheshire LLC

At this hearing all interested persons will be heard and written correspondence received. The complete file may be reviewed at the Land Use Office in the Prospect Town Hall and on the Town website www.townofprospect.org

Michael Dreher, Chairman
Planning and Zoning Commission

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)

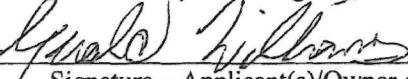
APPLICANT Gerald Williams TELE# 203-982-4124
MAILING ADDRESS 223 Cheshire Rd, Prospect EMAIL president@prospectgunclub.com
OWNER OF RECORD 223 Cheshire Rd LLC TELE#
MAILING ADDRESS 223 Cheshire Rd, Prospect
LOCATION OF PROPERTY: 223 Cheshire Rd, Prospect
ASSESSOR'S MAP PLATE # LOT # LAND RECORDS: Vol. 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.


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 CR# 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 12/12/23 office 12/11/23 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

0 75 Feet



Town of Prospect

Geographic Information System (GIS)



Date Printed: 12/17/2025



MAP DISCLAIMER - NOTICE OF LIABILITY

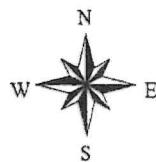
This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Prospect and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 50 feet

0

50

Feet



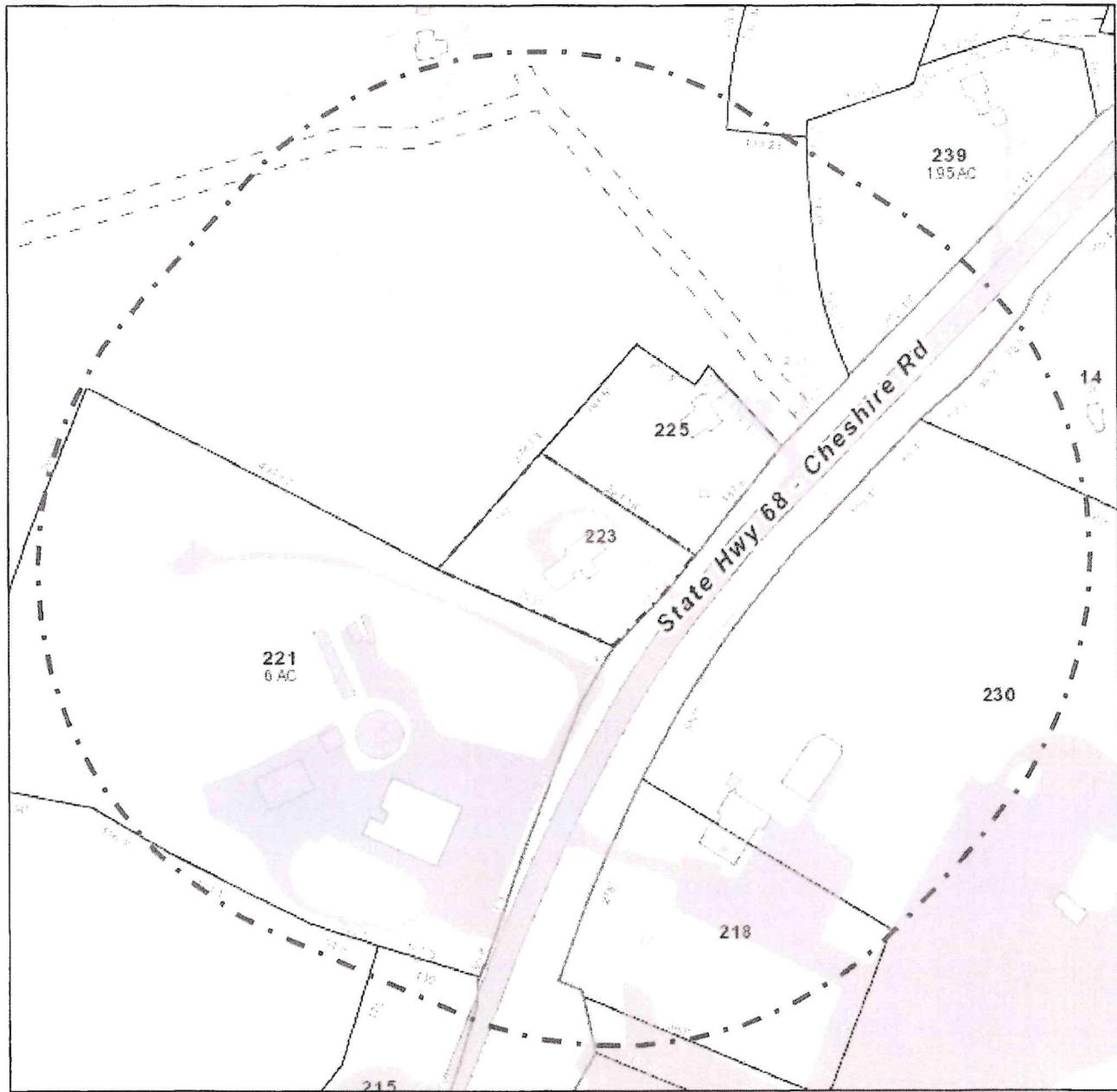
CAVALLARO CARMEN & DIANE 225 CHESHIRE RD PROSPECT CT 06712	215 CHESHIRE ROAD LLC 215 CHESHIRE RD PROSPECT CT 06712	TENMILE RIVER LLC 208 CHESHIRE RD PROSPECT CT 06712
223 CHESHIRE RD LLC 3 UNION CITY RD PROSPECT CT 06712	BUNCE MICHAEL & JULIE 14 ROLLING RIDGE CT PROSPECT CT 06712	KATHAN BOARDMAN W 229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

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,

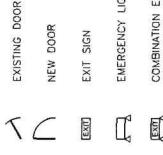
Based on the sized of the existing septic system and the limited usage from the Prospect Gun Club, the septic system at 223 Cheshire Rd, Prospect will be adequate to handle the club house that the Prospect Gun Club is requesting. I will require them to install a water meter on the existing well to monitor 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

LEGEND



PROJECT DATA

SUMMARY: THE SCOPE OF WORK FOR THIS PROJECT INVOLVES THE TRANSITION FROM A SINGLE FAMILY RESIDENCE UNDER THE 2022 CONNECTICUT STATE BUILDING CODE PORTION OF THE 2022 CONNECTICUT STATE BUILDING CODE TO A BUSINESS (GROUP B) OCCUPANCY UNDER THE INTEGRATING EXISTING BUILDING CODE (IEBC) IN CONNECTICUT. 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 ENHANCEMENT OF HANDICAPPED ACCESSIBILITY.

APPLICABLE BUILDING CODES

2021 INTERNATIONAL EXISTING BUILDING CODE

2021 INTERNATIONAL FLAMMABILITY CODE

2021 NATIONAL ELECTRICAL CODE

2017 CC/ANS A17.1

BUILDING DATA
INTEGRATION TYPE
CONSTRUCTION TYPE
OCCUPANT LOADSBASEMENT
STORAGE
CONFERENCE
FIRST (MANS FLOOR)BUSINESS
STORAGE

CONFERENCE

ATTIC
(UNASSIGNED)

IEBC DESIGN METHOD:

WORK AREA METHOD - LEVEL 2 ALTERATION

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

PARKING SPACES PROVIDED

23

ACCESSIBLE SPACES REQUIRED

1

ACCESSIBLE SPACES PROVIDED

1

PROJECT INFORMATION

223 CHESTER ROAD

PROSPECT, CONNECTICUT

ATTIC EGRESS PLAN

BASEMENT EGRESS PLAN

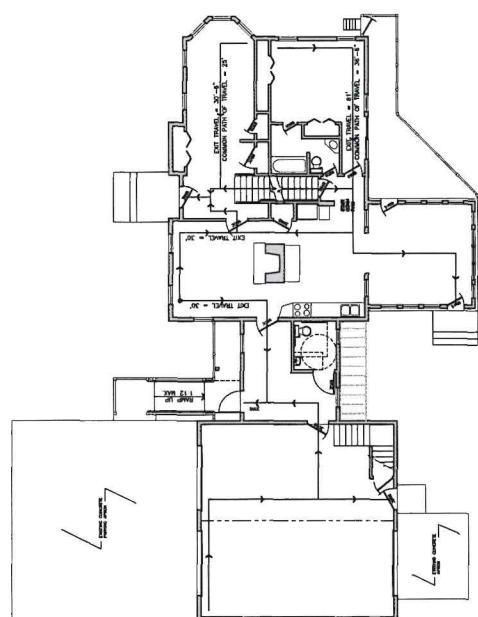
G1

STYLING LINE 8

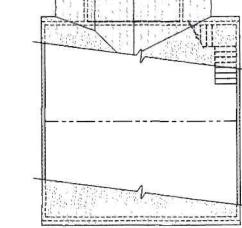
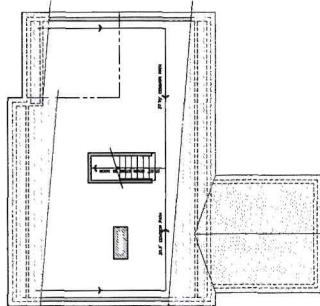
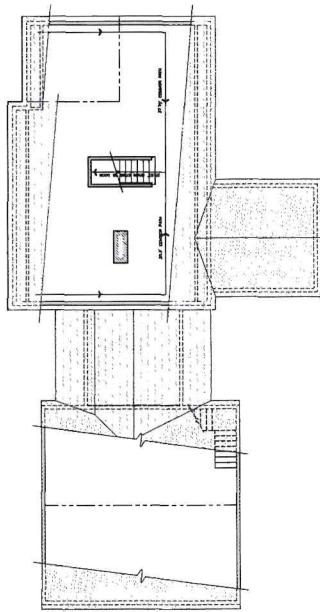
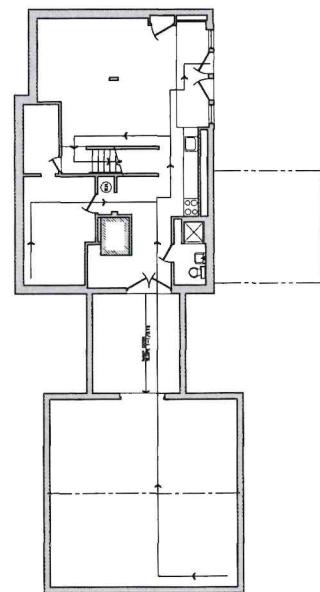
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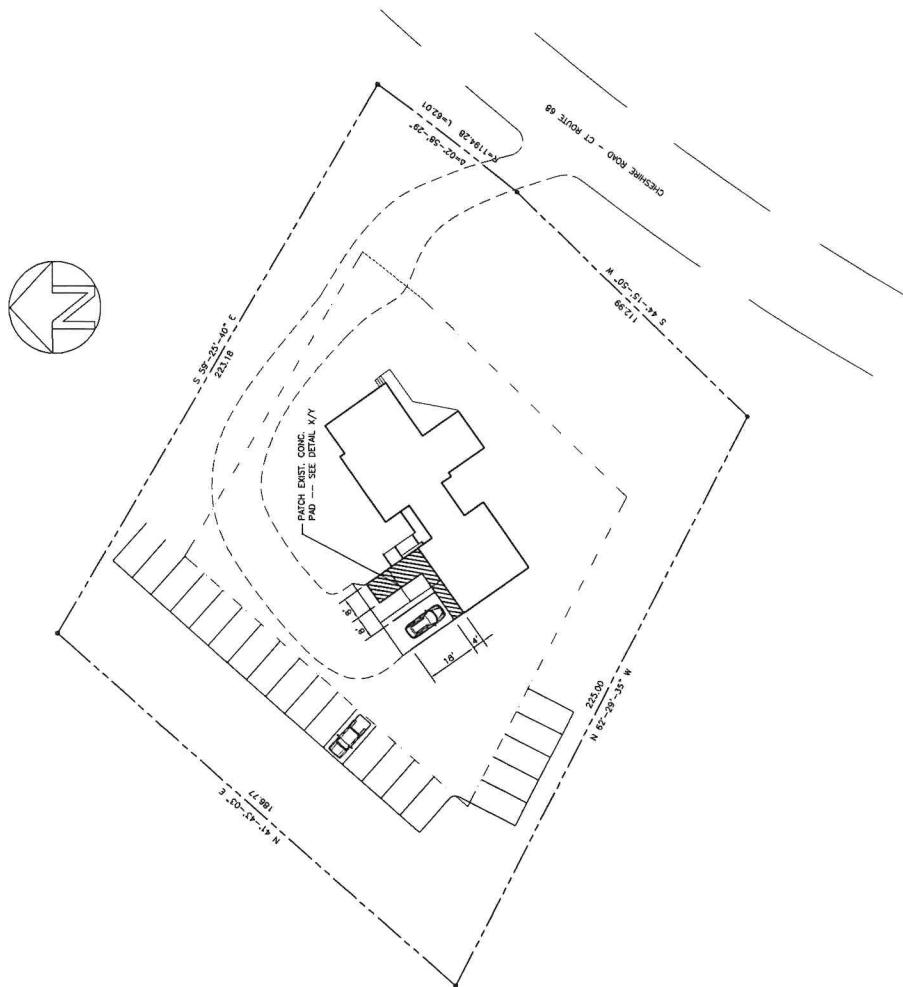
Dwg. No.



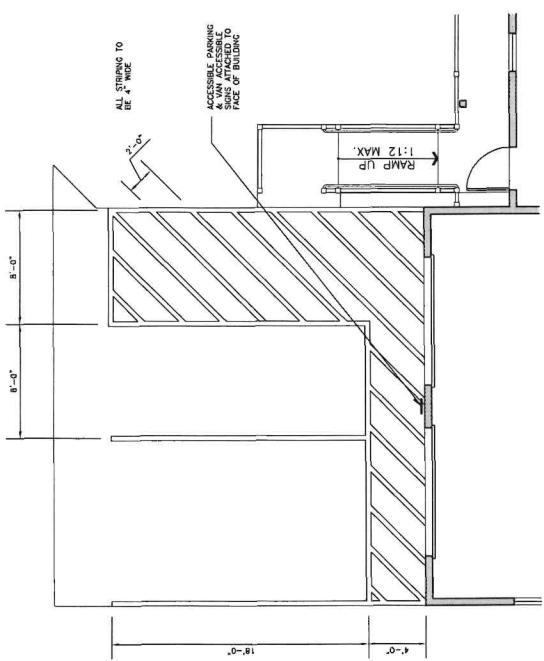
FIRST FLOOR EGRESS PLAN



SITE PLAN



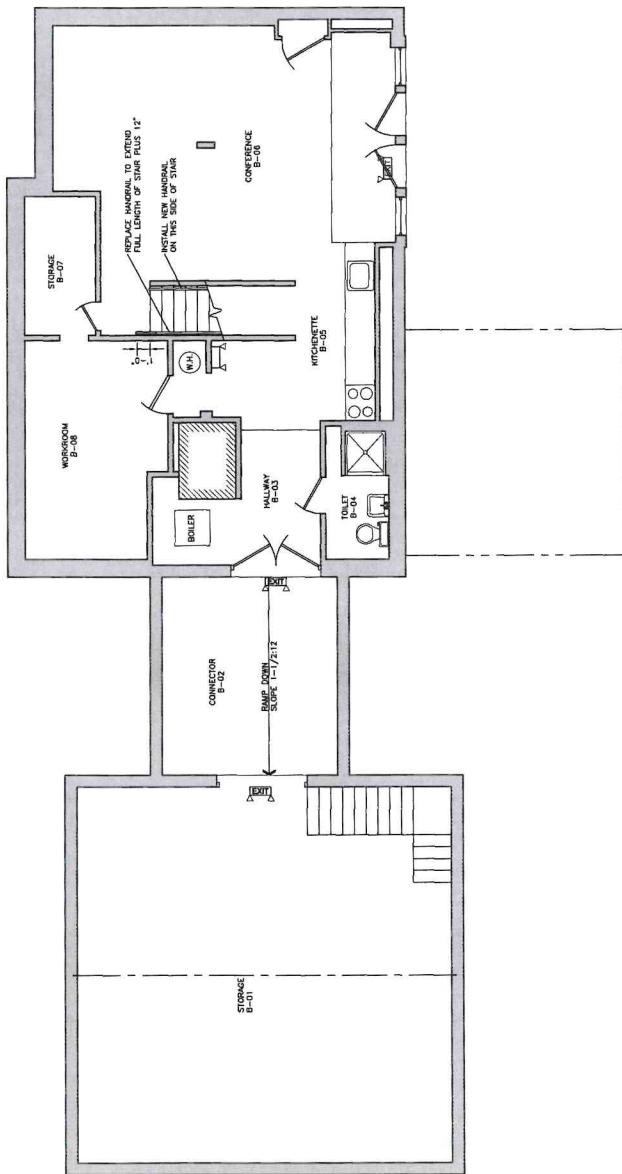
SITE PLAN

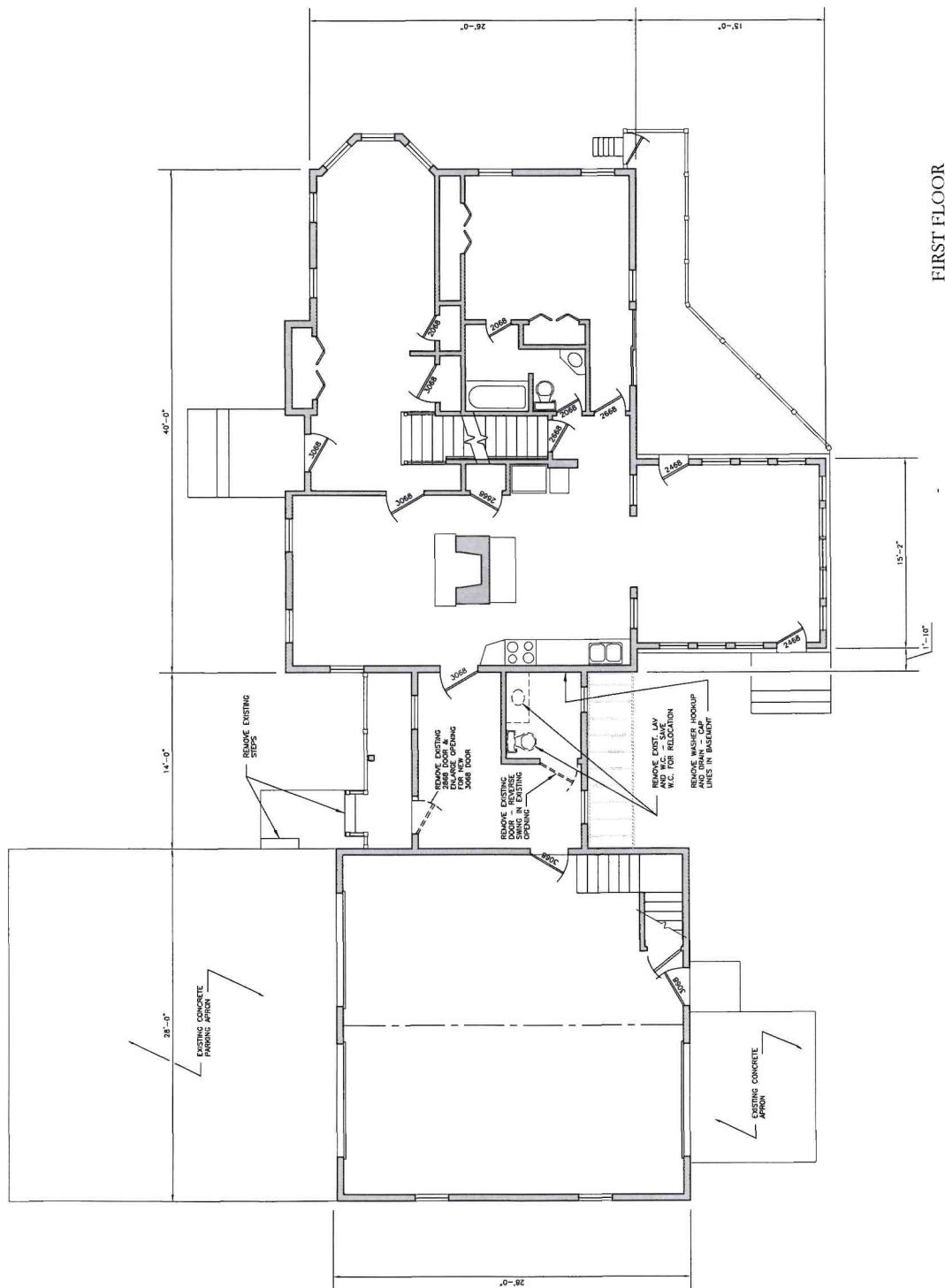


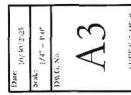
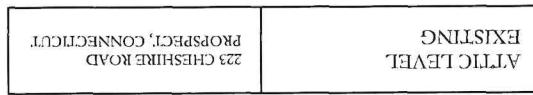
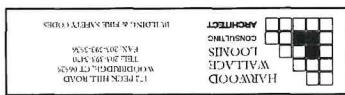
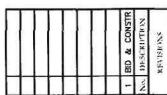
ACCESSIBLE PARKING LAYOUT

BASEMENT LEVEL
EXISTING

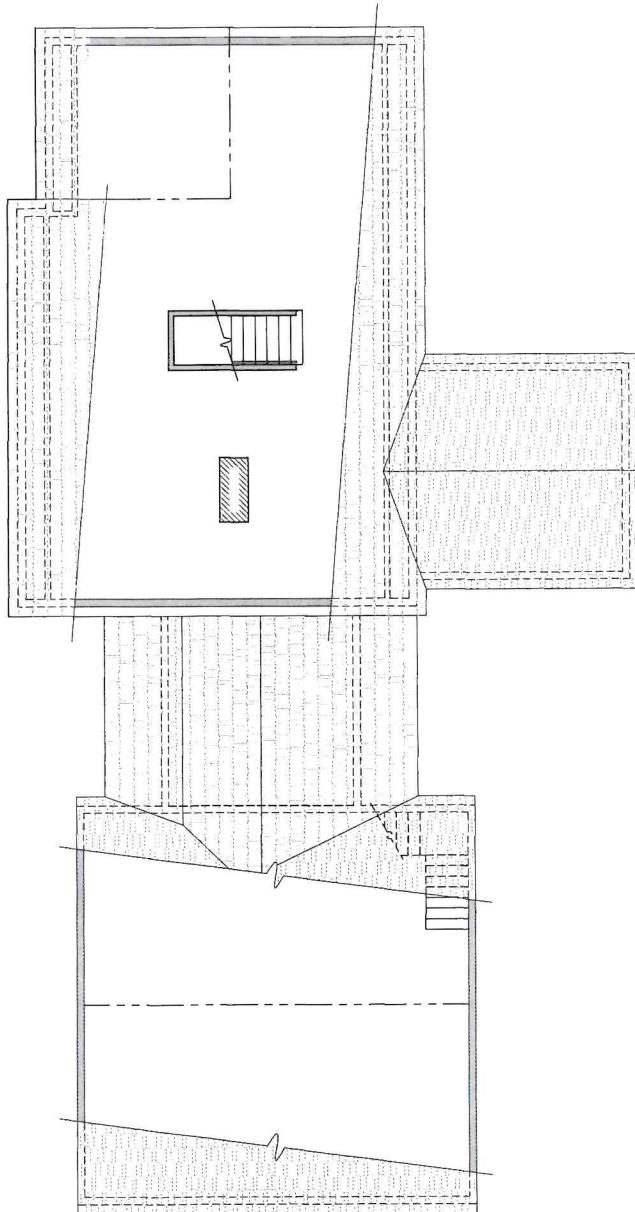
EXISTING
NO DEMOLITION ON THIS LEVEL
CHANGE OF USE FROM SINGLE FAMILY RESIDENTIAL TO BUSINESS
WORK ON THIS LEVEL LIMITED TO EXIT SIGNAGE,
EMERGENCY LIGHTING, AND STAIR HANDRAILS







ATTIC LEVEL
EXISTING



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

A3

Sheet 1 of 18

Date:

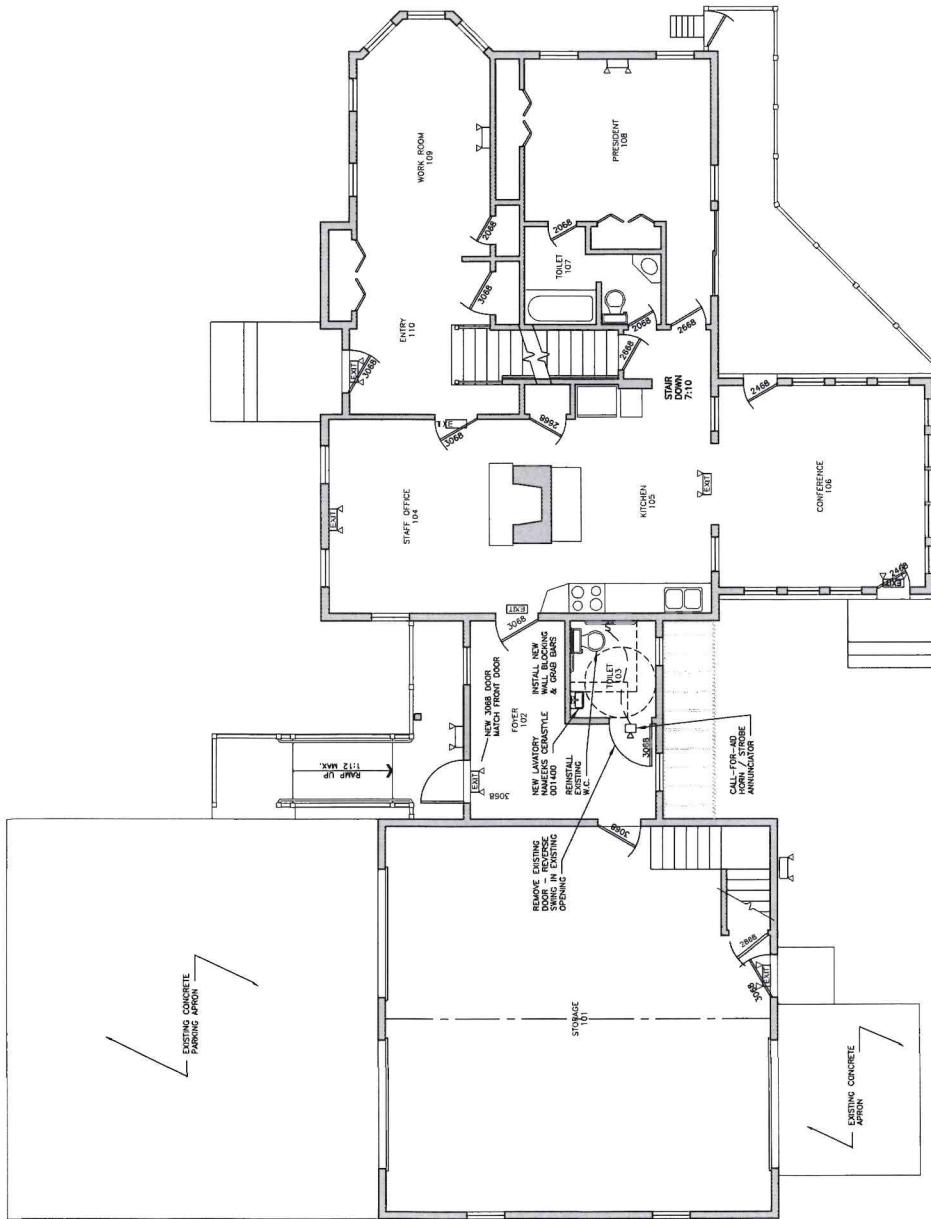
2014-07-10

Scale:

1/250

Drawn by:

TLG



FIRST FLOOR
PROPOSED ALTERATIONS

FIRST FLOOR EXISTING

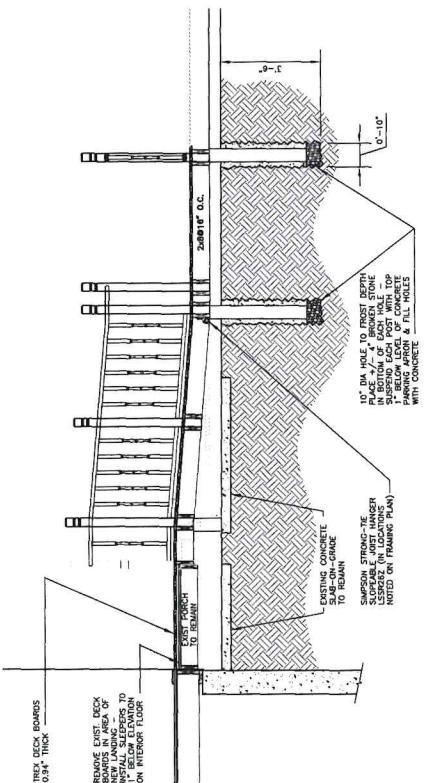
A5

1100

RAMP FRAMING PLAN

RAMP POSTING PLAN

RAMP CROSS-SECTION

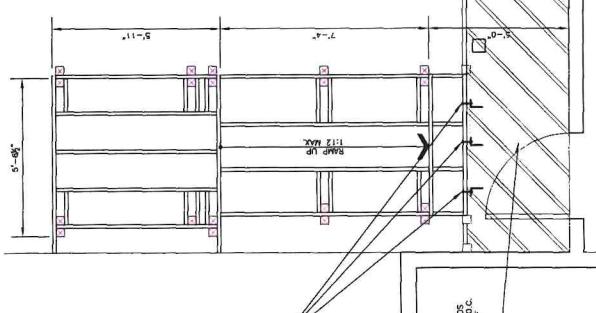


SIMPSON STRONG-TIE
LSSR SLOPEABLE JOIST
HANGER LSSR262

R
P
L

REMOVAL: ENST. DECK BOARD
TENSION RIBS
SLEEPERS AT 12'-0" ON CENTER
INSTALL SLEEPERS AT 12'-0" ON CENTER
TO 11'-0" BELOW ELEVATION OF
INTERIOR FLOOR
INSTALL NEW TRIM
DECK BOARDS

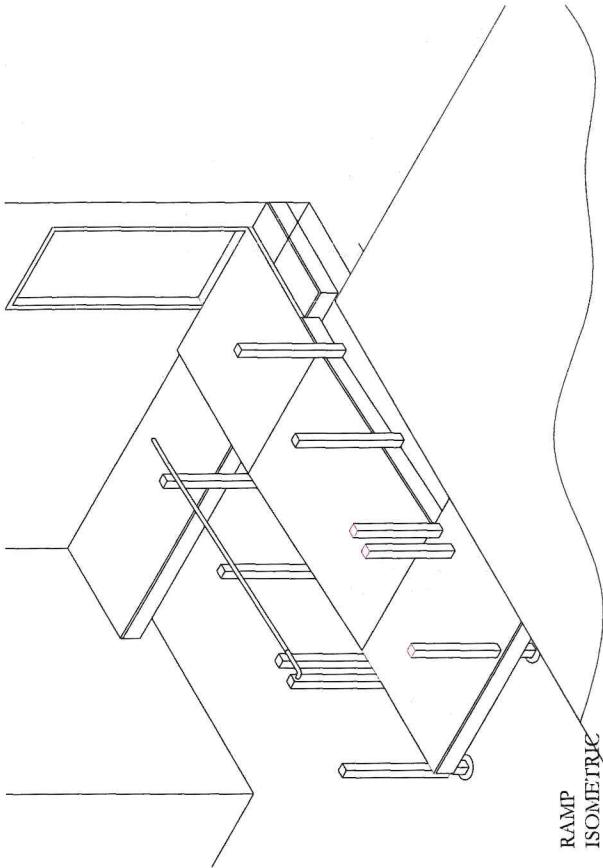
RAMP CROSS-SECTION



223 CHESHIRE ROAD
PROSPECT, CONNECT

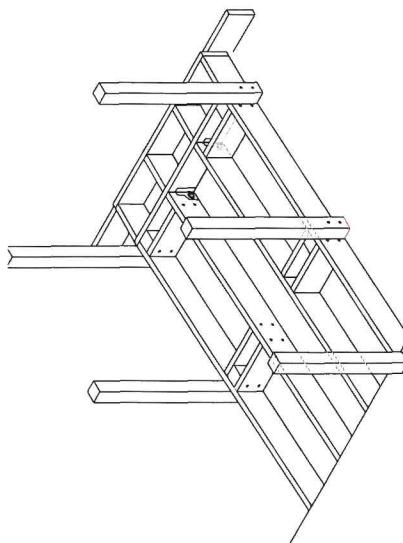
WALDAE
LOANS
MODERNIZING, LTD. 06535
TEL: 201-391-3570
FAX: 201-391-3566
CONSULTING
ARCHITECT

BID & CONSTR
DESIGN
MATERIALS



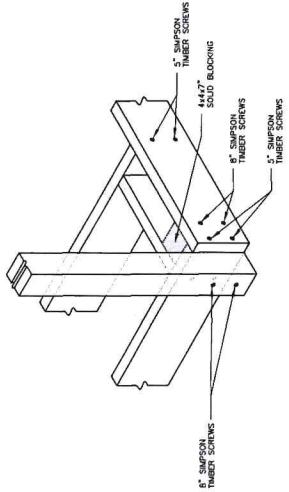
NOTES & SPECIFICATIONS

RAMP FRAMING ISOMETRIC

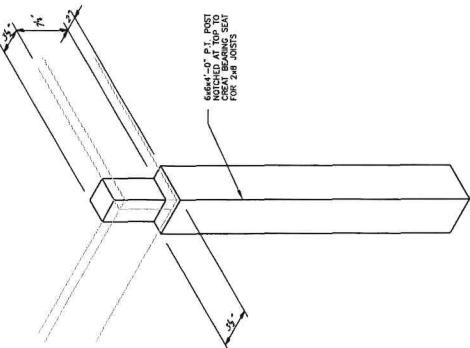


POST CONNECTION DETAIL

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



223 CHESHIRE ROAD
PROSPECT, CONNECTICUT



RAMP DETAIL



A6

11

