

SECTION 71 – PLANNED DEVELOPMENT DISTRICT #12  
874 MAY STREET (Amended through 6/17/2020)

71. General Statement: The “Zoning Regulations of the Borough of Naugatuck, Connecticut” including the Zoning Map and Zoning Districts, are hereby amended by the establishment of Planned Development District #12, hereinafter referred to as PDD #12.

71.1.1 Content: The zoning and subdivision provisions applicable in PDD #12 are those specified in this Statement. This Statement is accompanied by the following maps and plans bearing the general title, “Land Use Permitting Set, 874 May Street, Naugatuck, CT, dated September 30, 2016, Revised to February 27, 2017”, as further set forth on attached Exhibit A, which plans are on file in the Naugatuck Town Clerk’s Office.

71.1.2 Regulations: Within PDD #12, no land, building or other structure shall be used and no building or other structure shall be constructed, reconstructed, enlarged, extended, moved or structurally altered except in conformity with the “Zoning and Subdivision Regulations of the Borough of Naugatuck Connecticut”, hereinafter referred to as the “Regulations”, as modified by this statement. Within PDD #12, no lot or land shall be subdivided, sold, or conveyed except in accordance with said Regulations as modified by this Section 71.

71.1.3 Boundary: The boundary of PDD #12 874 May Street is delineated on the map entitled Zoning Location Survey and Record Subdivision Map of 874 May Street, recorded as Maps 42/57 and 42/58 respectively in the Naugatuck Land Records specified in paragraph 71.1.1, which encompasses an area of 55.9 acres, and is generally bounded and described as follows:

Beginning at a point on the southeasterly corner of the property line being the point of beginning and depicted as P.O.B #1 on map herein described, thence;

S52°41’23”W A distance of six hundred eighty-three and thirty-seven hundredths feet (683.37’) along the street line of May Street, to a point, thence;

S52°27’24”W A distance of thirty-two and seventy-four hundredths feet (32.74’) along the street line of May Street, to a point, thence;

N36°17’46”W A distance of three hundred and zero hundredths feet (300.00’) along the easterly property line of the land now or formerly of Dale Hargreaves, to a point, thence;

S52°27’24”W A distance of two hundred and five hundredths feet (200.05’) along the northerly property line of the land now or formerly of Dale Hargreaves, to a point, thence;

S36°17’46”E A distance of three hundred and zero hundredths feet (300.00’) along the westerly property line of the land now or formerly of Dale Hargreaves, to a point, thence;

S52°27’24”W A distance of forty-three and twenty hundredths feet (43.20’) along the street line of May Street, to a point, thence;

N35°34’08”W A distance of three hundred and zero hundredths feet (300.00’) along the easterly property line of the land now or formerly of John W. & Joan S. Quinn, to a point, thence;

- S55°46'24"W A distance of one hundred eighty-two and seventy-four hundredths feet (182.74') along the northerly property line now or formerly of John W. & Joan S. Quinn, to a point, thence;
- N36°17'47"W A distance of eight hundred fifty-seven and fifty-nine hundredths feet (857.59') along the easterly property line now or formerly of Barbara A. Collins & Daniel A. Michaud, to a point, thence;
- N30°13'11"E A distance of two hundred ten and seventy-seven hundredths feet (210.77') along the easterly property line now or formerly of City Hill Associates Inc., to a point, thence;
- N77°55'11"E A distance of three hundred forty-six and two hundredths feet (346.02') along the southerly property line now or formerly of City Hill Associates Inc., to a point, thence;
- N13°35'49"W A distance of thirty and zero hundredths feet (30.00') along the easterly property line now or formerly of City Hill Associates Inc., to a point, thence;
- N20°06'59"E A distance of fifty-one and sixty-six hundredths feet (51.66') along the easterly property line now or formerly of City Hill Associates Inc., to a point, thence;
- N28°48'17"E A distance of two hundred seventy-two and thirty-five hundredths feet (272.35') along the easterly property line now or formerly of City Hill Associates Inc., to a point, thence;
- N05°36'44"W A distance of sixty and zero hundredths feet (60.00') along the easterly property line now or formerly of City Hill Associates Inc., to a point, thence;
- N25°48'17"E A distance of ninety-nine and eighty hundredths feet (99.80') along the easterly property line now or formerly of City Hill Associates Inc., to a point, thence;
- S82°07'28"E A distance of twenty-nine and twenty-five hundredths feet (29.25') along the southerly property line now or formerly of City Hill Associates Inc., to a point, thence;
- N66°44'38"E A distance of one hundred seventy-four and fifty-eight hundredths feet (174.58') along the southeasterly property line now or formerly of City Hill Associates Inc., to a point, thence;
- N04°55'50"E A distance of two hundred eighty-five and one hundredth feet (285.01') along the easterly property line now or formerly of City Hill Associates Inc., to a point, thence;
- N04°14'52"E A distance of five hundred ninety-six and sixty-seven hundredths feet (596.67') along the easterly property line now or formerly of Howard Engineering Company, to a point, thence;
- N05°49'59"E A distance of one hundred fifty-two and sixty-four hundredths feet (152.64') along the easterly property line now or formerly of Brian N. Howard, to a point, thence;
- S54°38'38"E A distance of two hundred fourteen and ninety-six hundredths feet (214.96') along the southwesterly property line now or formerly of Brian N. Howard, to a point, thence;
- S56°06'06"E A distance of one hundred thirteen and eighty-two hundredths feet (113.82') along the southwesterly property line now or formerly of Brian N. Howard, to a point, thence;
- S56°24'42"E A distance of eighty and eighty-nine hundredths feet (80.89') along the southwesterly property line now or formerly of Brian N. Howard, to a point, thence;

- S58°20'29"E A distance of one hundred six and sixty-one hundredths feet (106.61') along the southwesterly property line now or formerly of Brian Lariccia & Marie Fontaine, to a point, thence;
- S62°02'40"E A distance of one hundred eleven and eighty hundredths feet (111.80') along the southwesterly property line now or formerly of Robert J & Theresa Tarnowicz, to a point, thence;
- S62°04'33"E A distance of one hundred twenty-two and fifty-seven hundredths feet (122.57') along the southwesterly property line now or formerly of Maria A. Fernandes, to a point, thence;
- S49°51'14"W A distance of one hundred fifty-three and thirty-seven hundredths feet (153.37') along the northwesterly property line now or formerly of Agostinho & Robin Fonseca, to a point, thence;
- S36°43'04"E A distance of one hundred ninety-nine and ninety-six hundredths feet (199.96') along the southwesterly property line now or formerly of Agostinho & Robin Fonseca, to a point, thence;
- S36°44'34"E A distance of two hundred fifty and zero hundredths feet (250.00') along the southwesterly property line now or formerly of Dean Rotatori, to a point, thence;
- S39°17'31"E A distance of forty-three and forty-eight hundredths feet (43.48') along the southwesterly property line now or formerly of James Michalek, to a point, thence;
- S39°17'26"E A distance of forty-three and forty-eight hundredths feet (43.48') along the southwesterly property line now or formerly of Daniel J. & Katherine Crane, to a point, thence;
- S39°17'29"E A distance of two hundred and zero hundredths feet (200.00') along the southwesterly property line now or formerly of Daniel C. & Kristi A. Bianchini, to a point, thence;
- S36°12'21"E A distance of one hundred seventy and fifty-eight hundredths feet (170.58') along the southwesterly property line now or formerly of Steven A. Clark & Denise A Macarski, to a point, thence;
- S36°10'45"E A distance of one hundred forty-nine and ninety-one hundredths feet (149.91') along the southwesterly property line now or formerly of James & Diana Raczkowski, to a point, thence;
- S52°40'45"W A distance of eight hundred and zero hundredths feet (800.00') along the northwesterly property line now or formerly of Sandra Mickewicz, along the northwesterly property line now or formerly of Joseph D. & Diana Bakstis, along the northwesterly property line now or formerly of Henry L. & Judith W. Larose, and along the northwesterly property line now or formerly of Brenda Drake, to a point, thence;
- S36°01'48"E A distance of three hundred and zero hundredths feet (300.00') along the southwesterly property line now or formerly of Brenda Drake, to a point, said point being the point of beginning and depicted as P.O.B. #1 on map herein described.

71.2 Permitted Uses: PDD#12 is hereby divided into the following land use areas as delineated on the map entitled Zoning Location Survey/Record Subdivision Map of 874 May Street, specified in paragraph 71.1.1

- (a) School – “S-A” aka Lot 1
- (b) Residential – “R-A” aka Lot 2

Land, buildings and other structures in any land use area shall be used for one or more of the following specified uses and no other:

71.2.1 Residential – “R-A”

- (a) 11 attached duplex townhouses totaling 22 units for condominium ownership only;
- (b) 62 Single-family dwelling units for condominium ownership only;
- (c) 1 retail store for condominium ownership only with a second floor common area/meeting room to be used by unit owners;
- (d) A pool and pool house built as a common area amenity of the condominium project.
- (e) The following uses when clearly subordinate and subsidiary to the uses permitted in Section 71.2.1:
  - 1. Off Street parking as provided in Section 71.4;
  - 2. Vehicular access;
  - 3. Electric, telephone, gas, water, sanitary sewer lines, outside lighting and other utilities;
  - 4. Landscape features permanently maintained and those areas to be maintained in their natural state as depicted in the Site Development Plan referred to in Section 71.1.1; and
  - 5. Signs, as provided in Section 71.3.

71.2.2 School – “S-A”

- (a) A not for profit educational institution including buildings for class instruction, indoor and outdoor athletic facilities and related activities.
- (b) 2 dormitory buildings for students and single faculty members.
- (c) 4 attached 4 unit buildings totaling 16 units for use by school faculty and their families, and for students with the condition that the building inspector and fire marshal requirements are met.
- (d) The existing house at 874 May Street may be repurposed as a caretaker’s house or office to support school operations.
- (e) The following uses when clearly subordinate and subsidiary to the uses permitted in Section 71.2.2:
  - 1. Off Street parking as provided in Section 71.4;
  - 2. Vehicular access;
  - 3. Electric, telephone, gas, water, sanitary sewer lines, outside lighting and other utilities;
  - 4. Landscape features permanently maintained and those areas to be maintained in their natural state as depicted in the Site Development Plan referred to in Section 71.1.1; and
  - 5. Signs, as provided in Section 71.3.

- 71.3 Signs: Within all land, use areas specified in paragraph 71.1 of this Statement; signs shall conform to the requirements of Section 27 of the Zoning Regulations.
- 71.4 Parking: Within PPD #12 off street parking and loading spaces shall be provided in accordance with approved record plans, dated September 30, 2016, revised to February 27, 2017, provided however that in the R-A zone, accessory use garages shall be permitted if more than one hundred (100') feet from the street, and accessory use garages and driveways shall be permitted if more than three (3') feet from the property line of the adjoining single family condo units.
- 71.5 Lighting: All outside lighting shall be directed so that lighting from the development and any of the residences shall not project glare onto any adjoining property. All outside lighting shall be provided in accordance with Section 33.5.9 of the Zoning Regulations and the Photometric Plan on file as sheets L 1.0 – L 1.5 of the filed plan set.
- 71.6 Roadway/Driveway Width: Within PPD #12, all private roadways will have a minimum width of 24' and all private driveways will have a minimum width of 22'.

71.7 **Bulk Standards:** The following schedule shall govern the area, location and bulk standards for all land areas within PPD #12:

Standards	R-A Zone- Duplex Townhouse Condo Units (#'s 1-22)	R-A Zone Single Family Condo Units (#'s 23-84)	S-A Zone
1. Min Lot Area-in square feet	4,000	9,100	N/A
2. Min Square	N/A	N/A	N/A
3. Min St Frontage	25'	55'	N/A
4. Max Stories for Building	3	3	3
5. Max Height for Building	40'	40'	40'
6. Setbacks			
6.1 Front	20'	20'	N/A
6.2 Rear	15'	15'***	N/A
6.3 Side +	0' shared side/ 5' non shared side	13'	N/A
6.4 From adjoining properties (not in subdivision)	50'	50'	50'***
6.5 From adjoining lots in subdivision	6'	6'	6'
7. Max Lot/Unit Coverage	30%	30%	25%
8. Max Floor Area as % of Lot/Unit	50%	50%	50%

\*\* 6.2 R-A-Except rear setback for Store Condominium Unit will be 5'.

\*\*\* 6.4-S-A-Except setback to adjoining property for proposed gym shall be 36'.

+ Below grade building elements including window wells, basement stairs and bilco style basement doors may be located within the side setbacks.