



BOROUGH OF NAUGATUCK

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October 13, 2015

Bill Stopper, Chair
Sally Brouillet, Vice Chair
April Slauson, Secretary
Richard Cool

Kathleen Donovan
Matthew DeBarber, Alternate
Neil Mascola Alternate
Wendyann Fowler, Alternate

Commissioners:

Please be advised that the Zoning Commission will hold a Public Hearing and Regular Meeting on Wednesday October 21, 2015 at **6:00 P.M.** in the Town Hall.

REGULAR MEETING AGENDA

1. Call to order, pledge of allegiance and attendance will be taken. After determination of a quorum, Alternates will be designated as voting members, if necessary.
2. Executive Session with Borough Attorney.
3. Approval of the August 19, 2015 and September 16, 2015 Public Hearing and Meeting Minutes and the secretary will sign previously approved minutes.

PUBLIC HEARINGS

PUBLIC HEARING: 6:15 P.M. for extension to excavation and solar special permits for property at 280 Elm Street, Applicant: Chemtura
Public hearing opens 10/21/15; must close by 11/25/15; decision must be made by 1/29/16.

PUBLIC HEARING: 6:30 P.M. for extension to special permit for wholesale auto sales for property at 38 Cherry Street, Applicant: 38 Cherry Street, LLC
Public hearing opens 10/21/15; must close by 11/25/15; decision must be made by 1/29/16.

CONTINUED PUBLIC HEARING: 6:45 P.M. for special permit application for earth excavation/fill of more than 5,000 cubic yards of material at 1198, 1202 & 1204 New Haven Road; Applicant: HZM Petroleum Corp. **Public hearing opens 9/16/15; must close by 10/21/15; decision must be made by 12/25/15.**

CONTINUED PUBLIC HEARING: 7:00 P.M. for special permit application for proposed auto park on Lots 18 & 30 Raytkwich Road, Applicant: A Better Way Auto, LLC. **Public hearing opened 8/19/15; 36 day extension granted- must close by 10/29/15- one more extension of up to 29 days may be allowed (11/27/15); decision must be made by 1/2/16.**

CONTINUED PUBLIC HEARING: 7:30 P.M. for special permit application for proposed construction of 7,500 square foot commercial building and gas station at 1198, 1202 & 1204 New Haven Road; Applicant: HZM Petroleum Corp. **Public hearing opened 8/19/15; 36 day extension granted- must close by 10/29/15- one more extension of up to 29 days may be allowed (11/27/15); decision must be made by 1/2/16.**

4. **OLD BUSINESS:**

- A. Set effective date of November 1, 2015 for zone change from R-15 to B-1 for property located at 100 School Street, Applicant: Polish Falcons/Crystal Room
- B. Commission discussion/decision for proposed text amendments to allow for the creation of Prospect Street Design District and a zone change to the current zoning map for properties along Prospect Street, Applicant: Borough of Naugatuck. **Public hearing continued to 1/20/16 at 6:15 P.M.**
- C. Commission discussion/decision regarding special permit application for proposed artist housing, retail and commercial uses at the former GDC building located at 6 Rubber Avenue and 0 Maple Street, Applicant: Borough of Naugatuck, Joseph Migani, Agent; **Decision must be made by 10/23/15.**
- D. Commission discussion/decision regarding special permit application for proposed auto park on Lots 18 & 30 Raytkwich Road, Applicant: A Better Way Auto, LLC
- E. Commission discussion/decision regarding special permit application for proposed construction of 7500 square foot commercial building and gas station at 1198, 1202, & 1204 New Haven Road; Applicant: HZM Petroleum Corp.
- F. Commission discussion/decision regarding special permit for the addition of more than 5,000 cubic yards of material at 1198, 1202 & 1204 New Haven Road, Applicant: HZM Petroleum Corp.
- G. Commission discussion/decision regarding request for extension to excavation and solar special permits for property at 280 Elm Street, Applicant: Chemtura

H. Commission discussion/decision regarding request for extension to special permit for wholesale auto sales for property at 38 Cherry Street, Applicant: 38 Cherry Street, LLC.

5. **NEW BUSINESS:**

A. Accept application, refer to planning commission, set public hearing for proposed zone change from I-1 & 1-2 to B-1 for property at 195 Water Street, Applicant: Naugatuck Train Station, LLC

B. Commission discussion/decision regarding site plan application for proposed expansion to existing loading dock at 1372 New Haven Road, Applicant: Charles Pugliese/Sperry Automatics Co., Inc.

C. Commission discussion/decision regarding site plan application for addition to existing building at 15 Raykwich Road, Applicant: Borghesi Building & Engineering Co.

D. Commission discussion with Borough Attorney regarding expiration of special permits/site plans.

E. Commission discussion/decision regarding site plan for proposed open space recreational field at Apple Hill Estates, Applicant: Borough of Naugatuck

F. Ratify change of use application for restaurant and take-out at 63 Rubber Avenue.

G. Additional items require a 2/3 vote of the Commission.

6. Chairman Report

7. ZEO Report

8. Public Comment

9. Adjournment