



BOROUGH OF NAUGATUCK

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August 19, 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 August 19, 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 July 15, 2015 Public Hearing and Meeting Minutes and the secretary will sign previously approved minutes.

PUBLIC HEARINGS

PUBLIC HEARING: 6:15 P.M. for special permit application for proposed auto park on Lots 18 & 30 Raytkwich Road, Applicant: A Better Way Auto, LLC. **Public hearing opens 8/19/15; must close by 9/23/15; decision must be made by 11/27/15.**

PUBLIC HEARING: 6:30 P.M. for special permit application for proposed construction of 17,100 square foot building at 1188 New Haven Road, Applicant: 1224 New Haven Road, LLC. **Public hearing opens 8/19/15; must close by 9/23/15; decision must be made by 11/27/15.**

PUBLIC HEARING: 6:45 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 opens 8/19/15; must close by 9/23/15; decision must be made by 11/27/15.**

CONTINUED PUBLIC HEARING: 7:00 P.M. for proposed zone change from R-15 to B-1 for property located at 100 School Street, Applicant: Polish Falcons/Crystal Room. **Public hearing opened 7/15/15; must close by 8/19/15; decision must be made by 10/23/15.**

CONTINUED PUBLIC HEARING: 7:15 P.M. 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. **No time restrictions because it is a Borough initiated zone change.**

CONTINUED PUBLIC HEARING: 7:30 P.M. for special permit application for proposed artist housing, retail, and commercial uses at the former GDC building located at 6 Rubber Avenue, Applicant: Borough of Naugatuck, Joseph Migani, Agent. **Public hearing opened 5/20/15; extension granted by applicant- public hearing must close by 8/21/15; decision must be made by 10/25/15.**

4. **OLD BUSINESS:**

- A. Commission discussion/decision regarding proposed 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
- 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

5. **NEW BUSINESS:**

- A. Commission discussion/decision regarding special permit application for proposed auto park on Lots 18 & 30 Raytkwich Road, Applicant: A Better Way Auto, LLC
- B. Commission discussion/decision regarding special permit application for proposed construction of 17,100 square foot building at 1188 New Haven Road, Applicant: 1224 New Haven Road, LLC
- C. 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.

- D. Accept application, refer to planning commission, set public hearing for 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.
- E. Accept application, refer to planning commission, set public hearing for special permit for proposed renovation of existing garage into a hair salon at 24 Golden Court and 451 North Main Street, Applicant: Vesel Nasufi
- F. Commission discussion regarding interpretation of the term carport for permitting purposes.
- G. Commission discussion regarding Borough & community signs and methodology for permitting. Possible creation of common area(s) for signs.
- H. Additional items require a 2/3 vote of the Commission.

- 6. Chairman Report
- 7. ZEO Report
- 8. Public Comment
- 9. Adjournment