



BOROUGH OF NAUGATUCK

229 Church Street
Land Use Office-2nd floor
Naugatuck, CT 06770
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REVISED

September 11, 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 September 16, 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 Public Hearing and Meeting Minutes and the secretary will sign previously approved minutes.

PUBLIC HEARINGS

CONTINUED PUBLIC HEARING: 6:15 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.**

PUBLIC HEARING: 6:30 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.**

PUBLIC HEARING: 6:45 P.M. for proposed hair salon and parking lot at 24 Golden Court & 451 North Main Street, Applicant: Vesel Nasufi
Public hearing opens 9/16/15; must close by 10/21/15; decision must be made by 12/25/15.

***APPLICATION WITHDRAWN**

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; must close by 9/23/15; decision must be made by 11/27/15.**

CONTINUED PUBLIC HEARING: 7:15 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 opened 8/19/15; must close by 9/23/15; decision must be made by 11/27/15.**

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; must close by 9/23/15; decision must be made by 11/27/15.**

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
- 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 17,100 square foot building at 1188 New Haven Road, Applicant: 1224 New Haven Road, LLC

- F. 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.
 - G. Commission discussion regarding interpretation of the term carport for permitting purposes.
5. **NEW BUSINESS:**
- A. Commission discussion regarding request for extension to excavation and solar special permits for property at 280 Elm Street, Applicant: Chemtura
Public hearing is required.
 - B. Commission discussion regarding request for extension to special permit for wholesale auto sales for property at 38 Cherry Street, Applicant: 38 Cherry Street, LLC. **Public hearing is required.**
 - C. 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.
 - D. Commission discussion/decision regarding proposed renovation of existing garage into a hair salon at 24 Golden Court and 451 North Main Street, Applicant: Vesel Nasufi
 - E. Accept application, refer to planning commission, set public hearing for proposed text amendments to Section 44 of the Naugatuck Zoning Regulations, Applicant: Borough of Naugatuck
 - E. Additional items require a 2/3 vote of the Commission.
- 6. Chairman Report
 - 7. ZEO Report
 - 8. Public Comment
 - 9. Adjournment