



BOROUGH OF NAUGATUCK

229 Church Street
Land Use Office-2nd floor
Naugatuck, CT 06770
TEL (203) 720-7042
FAX (203) 720-5026

February 10, 2016

REVISED

Bill Stopper, Chair
Neil Mascola
April Slauson, Secretary
Richard Cool

Wendyann Fowler
Matthew DeBarber, Alternate

Commissioners:

Please be advised that the Zoning Commission will hold a Public Hearing and Regular Meeting on Wednesday February 17, 2016 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 to discuss Nichols Realty, LoRusso et al v. Naugatuck Zoning Commission.
3. Approval of the January 20, 2016 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 the Prospect Street Design District and a zone change to the current map for properties along Prospect Street, Applicant: Borough of Naugatuck. **No time restrictions because it is a Borough initiated zone change.**

CONTINUED PUBLIC HEARING: 6:30 P.M. for special permit for athletic field on Open Space in Apple Hill Estates Subdivision at the end of Wisteria Drive, Applicant: Borough of Naugatuck. **No time restrictions because it is a Borough initiated zone change.**

CONTINUED PUBLIC HEARING: 6:45 P.M. for special permit for hair salon and parking lot at 24 Golden Court & 451 North Main Street, Applicant: Vesel Nasufi **Public hearing opens 1/20/16, must close by 2/24/16, unless extension granted.**

4. **OLD BUSINESS:**

- A. 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.
- B. Commission discussion/decision regarding special permit for Silver Ridge Adult Community, Mill Street
- C. Commission discussion/decision regarding special permit for proposed open space recreation field at Apple Hill Estates, Applicant: Borough of Naugatuck
- D. Commission discussion/decision regarding approval of settlement and effective date of special permit for Self-Storage facility and earth excavation activities at 1480 New Haven Road, Nichols Realty.
- E. Commission discussion/decision regarding proposed hair salon and parking lot at 24 Golden Court & 451 North Main Street, Applicant: Vesel Nasufi

5. **NEW BUSINESS:**

- A. Commission discussion/decision regarding site plan application for proposed restaurant at 195 Water Street, Applicant: Naugatuck Train Station, LLC
- B. Commission discussion/decision regarding site plan application for proposed addition to storage building at 0 Valentine Street/1236 New Haven Road, Applicant: Haynes Aggregates
- C. Accept application, refer to planning commission, set public hearing for special permit for proposed 30,000 square foot medical building and mixed commercial use and 5,000 square foot restaurant/mixed use building at 58 Maple Street (Parcel C), Applicant: Meridian Atlantic Properties, LLC
- C. Accept application, refer to planning commission, set public hearing for proposed dog park and community garden at open space parcel on Andrew Mountain Road, Applicant: Borough of Naugatuck
- D. Commission discussion/decision to set bond for plantings, etc. at Planet Fitness, 1188 New Haven Road.
- E. Nomination of Officers to elect Vice Chairman.
- F. Additional items require a 2/3 vote of the Commission.

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