

**ZONING COMMISSION
CONTINUED PUBLIC HEARING MEETING APRIL 20, 2011
FOR A SPECIAL PERMIT APPLICATION FOR A LUMBER YARD, STORAGE
FACILITY TO EXCAVATE MORE THAN 350 YARDS OF EARTH MATERIAL,
LOCATED ON LOT 35 GREAT HILL RD.
APPLICANT: RANDY BUSHKA/ MEYERS ASSOCIATES.**

Joe Savarese reconvened the Public Hearing Meeting at 6:20 P.M. with the following in attendance:

MEMBERS:

Joe Savarese, Chair,
Diana Raczkowski, Vice Chair, absent
Neil Mascola
Stanley Jaroneczyk
Richard Cool
Sally Brouillet, alternate

OTHERS:

Public: 10
Allison Hurley, Asst. CZEO
Steve Macary, CZEO
Wayne Zirolli, Boro Eng.

Scott Meyers Engineer representing the Applicant had submitted a letter to Mr. Macary because he could not attend this meeting. He requested an extension of the Public Hearing to the May 18, 2011 meeting. The Commission granted their request to the May 18, 2011 meeting at 6:15 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary/ah

**ZONING COMMISSION
CONTINUED PUBLIC HEARING MEETING APRIL 20, 2011
FOR A TEXT CHANGE TO SECTIONS 58.2, 58.4.2, AND 58.4.11 OF THE
ZONING REGULATION. APPLICANT: WOERMER LAW FIRM.**

Joe Savarese reconvened the Public Hearing Meeting at 6:36 P.M. with the following in attendance:

MEMBERS:

Joe Savarese, Chair
Diana Raczkowski, Vice Chair, absent
Neil Mascola
Stanley Jaroneczyk
Richard Cool
Sally Brouillet, alternate

OTHERS:

Public: 9
Allison Hurley, Asst. CZEO
Steve Macary, CZEO
Wayne Zirolli, Boro Eng.

Attorney Matt Woermer passed out a letter and reviewed with the Commission a summary of his points in support of the text change and ask it be made part of the record. Roland Desrosiers, Land Use Planner and Surveyor asked the commission if they had received the letter he wrote a while back. The Commission said yes. Mr. Desrosiers reviewed the following which was submitted with his letter.

- An article from the AARP magazine that quotes the boomers are hitting age 65 at 8,000 a day which is going to happen for the next 14 years according to the demographic. He feels we have to change the regulations for the future.
- He also reviewed an article in the March issue of the AARP titled "Boomers mean business".
- He stated the work that will be done by Mr. Conroy for the Renaissance Place will not have to get one building permit and will not have to pay for any sewer connection fee. The Town will collect \$3,800 to \$ 4,500 per unit for building permits alone for what we are proposing.

Public Comment: Cathy Zuzick of Brighton Rd. stated she does don't think the Commission should change the established rules for an R-65 zone. Mrs. Zuzick said the property owners should apply for a zone change because this way all the abutting propert owners will have to be notified. She does not feel the proposed units will be affordable for people in Naugatuck. Dave Wilmont of 308 Gunntown Rd. asked the Commission to consider granting the text change. Dick Wilmont of 308 Gunntown Rd. feels the proposed units would leave a greater piece of open space than individual lots in a subdivision. Joe Savarese stated he would like to continue the Public Hearing to next month, for more input, discussion, perspective and direction. Joe Savarese asked Mr. Macary if this would have to be notice in the paper again. Steve Macary stated no just continue it to May 18, 2011 at 6:30 P.M. Attorney Woermer stated he does not have the authority to consent to a continuance.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary/ah

**ZONING COMMISSION
MEETING APRIL 20, 2011**

Joe Savarese opened the Regular Meeting at 6:08 P.M. with the following in attendance:

MEMBERS:

Joe Savarese, Chair
Diana Raczkowski, Vice Chair, absent
Neil Mascola
Stanley Jaroneczyk, arrived at 6:15
Richard Cool
Sally Brouillet, alternate

OTHERS:

Public:
Allison Hurley, Asst. CZEO
Steve Macary, CZEO
Keith Rosenfeld, Town Planner
Wayne Zirolli, Boro Eng.
Edward Fitzpatrick, Boro Atty.

REGULAR MEETING

1. Joe Savarese opened the meeting with the Pledge of Allegiance and then took attendance. At this point, it was determined that a quorum was present. Joe Savarese appointed Sally Brouillet a regular voting member in place of Diana Raczkowski.
2. No Executive Session.
3. Approval of March Regular and Public Hearing meeting minutes and the secretary will sign previously approved minutes.

VOTED: **4-0-1** on a motion by Neil Mascola and seconded by Stanley Jaroneczyk to **APPROVE** the March Regular and Public Hearing meeting minutes as written.

4. **OLD BUSINESS:**

- A. Commission Discussion/ Decision for a Special Permit Application for a lumber yard, storage facility to excavate more than 350 yards of earth material, located on lot 35 Great Hill Rd. Applicant: Randy Bushka/ MeyersAssociates. The Commission agreed to continue the Public Hearing to May 18, 2011 at 6:15 P.M.
- B. Commission Discussion/ Decision for a Text Change to Sections 58.2, 58.4.2 and 58.4.1 of the Zoning Regulations. Applicant: Woermer Law Firm. Joe Savarese said the Commission has to make a proper decision based on the information they have received at the meetings, the current regulations, what would benefit the Borough, its citizens and overall population. He said it is not the Commissions place to concern themselves with tax revenue. He said it is their concern to evaluate the impact of schools, planning and people. Joe Savarese said it would help the Town by bringing in sewers and water to that area. Rick Cool questioned what the negative would be in the text change. Stanley Jaroneczyk said he does not see any reason not to allow the text change. He feels the town will benefit from it. A discussion ensued regarding where the hook ups are located for the sewer and water. Joe Savarese said it has a benefit of being self substained and out of the way. Rick Cool said he thinks a

55 and older would be less dense than 80 homes. Joe Savarese asked the Commission to review the regulations and think about it and bring any comments or concerns to the May meeting. Attorney Woermer asked the Chair if they were putting the continuance of the Public Hearing to a vote. Attorney Woermer stated he does not consent to an extension. Joe consulted with Mr. Macary and said it does not have to be voted on. The Commission continued the Public Hearing to May 18, 2011 at 6:30 P.M.

- C. Commission Discussion/ Decision for expansion to the industrial park, PDD 2 Applicant: Borough of Naugatuck /Attorney Fitzpatrick.
Attorney Fitzpatrick on behalf of the Borough and a recommendation by the Economic Development Corporation submitted a proposed amendment to the PDD #2 for an expansion to the Industrial Park. Attorney Fitzpatrick said it involves a change to the original text to the PDD#2 to allow the division of larger parcels and the bulk standards. Attorney Fitzpatrick stated Keith Rosenfeld had drafted the proposed amendment. The Commission accepted the proposal to amend the PDD #2 referred it to the Planning Commission and set a Public Hearing for June 15, 2011 at 6:15 P.M.

5. **NEW BUSINESS:**

- A. Commission to set effective date (May 1, 2011) for section 44 Alcohol Regulations. Applicant: Zoning Commission
VOTED: Unanimously on a motion by Neil Mascola and seconded by Stanley Jaroneczyk to **APPROVE** an effective date of May 1, 2011 for Section 44, Alcoholic Beverages of the Naugatuck Zoning Regulations. Applicant: Zoning Commission.
- B. Accept Special Permit Application, Set Public Hearing; refer to Planning Commission regarding auto sales, service, body shop located at 856 New Haven Rd. (Sheps Auto) Applicant: Dean Rotatori, Attorney Kevin Mcsherry.
VOTED: Unanimously on a motion by Neil Mascola and seconded by Sally Brouillet to Accept, refer to the Planning Commission a Special Permit Application for a auto sales, service and body shop located at Shep's Auto 856 New Haven Road and set the Public Hearing for June 15, 2011 at 6:30 P.M.
- C. Commission discussion for a Gas station and or Strip Mall located on RT.68 Applicant: Capitol Heavy Hauling.
James Warren, applicant reviewed his proposal and handed out architectural photos for a gas station and small strip mall to the Commission.

6. There was no change of use applications.

7. There were no ZEO Reports or updates.

8. Chairman Report.

Joe Savarese stated he received an email from Commissioner Mary Davis with concerns regarding a bill the State Legislatures want to pass which would allow any licensed professional to certify storm water permit and soil and erosion sediment

control verification. This would reduce Towns' and City Commissions decision making process capabilities and place it in hands of a bias few. Wayne Zirolli, the Borough Engineer commented that if a license professional certified it that would put the responsibility on him or her. Mr. Zirolli said he would still want some say in reviewing it. Joe Savarese said he would draft a letter to Mary Davis stating this Commission has some reservations about this happening. But providing the Town can maintain control by not approving the plan because they disagree with the matter that is supplied it can be challenged.

9. Adjournment.

VOTED: Unanimously on a motion by Stanley Jaroneczyk and seconded by Rick Cool to adjourn the meeting at 7:55 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary/ah