

**ZONING COMMISSION
MEETING, DECEMBER 21, 2011**

Joe Savarese opened the Regular Meeting at 6:00 P.M. with the following in attendance:

MEMBERS:

Joe Savarese, Chair
Diana Raczkowski, Vice Chair, Absent
Neil Mascola
Richard Cool
Sally Brouillet, Alternate
Stanley Jaroneczyk

OTHERS:

Public: 4
Sheryl Kimiecik, Asst. CZEO, Absent
Steve Macary, CZEO
Wayne Zirolli, Boro Eng., Absent

PUBLIC HEARINGS

6:15 PUBLIC HEARING – Special permit application for community facilities and services run by Wellpath, use funded by government grant money, located at 170 Fairview Ave. Applicant: Hillside Covenant Church/ Earl Lindgren, Architect.

CLOSING DATE: 10.25.11

A letter was submitted and read into record, stating that the applicant withdrew his application.

REGULAR MEETING

1. At 6:00 PM, Joe Savarese opened the meeting with the Pledge of Allegiance, took Attendance, and noted there was a quorum. He appointed Sally Brouillet as a regular voting member in place of Diana Raczkowski.
2. Executive Session with the Borough Attorney regarding Alec Wargo vs. Naugatuck Zoning Commission.

VOTED: Unanimously on a motion by Neil Mascola and seconded by Stanley Jaroneczyk to go into Executive Session at 6:23 P.M..

The Commission resumed the Regular Meeting at 7:00 P.M.

3. Approval of the November 16, 2011 meeting minutes and the secretary will sign previously approved minutes.

VOTED: Unanimously on a motion by Sally Brouillet and seconded by Neil Mascola, to accept the November 16, 2011 Regular Meeting Minutes as written.

4. **NEW BUSINESS:**

A. VOTED: Unanimously on a motion by Neil Mascola and seconded by Stanley

Jaroneczyk to **ADD** Fulling Mills, LLC driveway modification to the agenda.

At 6:04 P.M., a discussion began regarding Fulling Mills driveway modification. James Warren stated his name for the record. He said he was there regarding the PDD approval. He asked that the wording be changed so that the driveway is included with parcel #1. Joe Savarese explained that the driveway was originally part of the industrial complex in back. They want to make the driveway part of the front parcel that's now commercial. By doing that, it eliminates a lot of new applications and re-filing. Nothing is changing physically. It's a matter of wording. It will allow the parcel to be conforming and at the same time there will be a right of way granted for utilities, access into the industrial piece across that driveway. Steve asked Mr. Warren if he needed a vote right away. He said he did and that the sewer was already done, he talked to the water company and the DOT had been out there. No one had any further discussion or questions.

VOTED: Unanimously on a motion by Sally Brouillet and seconded by Stanley Jaroneczyk that the proposed access and utility easement in favor of Fulling Mills Development be accepted.

Joe added that it's indicated on Map 1694, dated 12/19/11 and it's a revision.

- B. VOTED:** Unanimously on a motion by Neil Mascola and seconded by Stanley Jaroneczyk to **ADD** BAR Industries, Lot 15 to the agenda.

At 7:00 P.M., Joe Savarese invited Roland Desrochiers to the podium. Roland indicated that he was there on behalf of Schmidt Electric. He handed out copies of the site plan for the commission. He showed the commission the application for a site plan and two checks for the fees. He said what Mr. Schmidt is proposing to do is square off the building with a 44 x 60 addition. He would like to put an additional 6 parking spaces in front of the building and a new sign with landscaping. He also would like to move 6 parking spaces that are on the side to the west. Joe asked if there would be any changes to the existing grades. Roland said that he is only going to dig for the foundation. The building is going to be used for warehouse space. Mr. Schmidt, of Schmidt Electric, stated his name for the record. He explained that they need to cut down some trees, but they will plant some shrubs and plantings around the sign. He showed the commission some pictures of what he would like to do. Joe Savarese said they are going to refer this to the Wetlands Commission because there is a watercourse close to the project. They will be added to the January Zoning agenda. They also would like Mr. Schmidt to bring some line drawings showing the addition to get a perspective of what it's going to look like.

5. OLD BUSINESS:

- A.** Commission Discussion/111 and 430 Rubber Ave. / storage containers located on the property.

Steve said he spoke to the owner and he said he will be moving the container out in February. A discussion ensued regarding possible blight properties along Rubber Avenue.

6. Commission Discussion for Change of Use applications.

There were no change of use applications.

7. Commission discussion regarding Follow-up of monthly ZEO Report and updates on any outstanding current zoning complaints.

There was no report.

8. Chairman Report.

A. 34 Fairfield Court, Bronko Property

At 7:14, Joe Savarese began by explaining that this is an ongoing problem between two neighbors. The Bronko's neighbor has been bringing in fill to level his yard and some of the soil is encroaching on their property. Last year there were reports written by the Borough Engineer and Southwest Soil and Conservation. Joe went out and looked at the properties to see what could be done. He said the slope may not be 2:1. He will ask Wayne to look at it. Joe said the first half of the berm looks okay, but as you get further into the backyard, there seems to be some erosion. He said that can easily be remedied, according to Roman's report, by Mr. Finlay putting in a swale. According to the regulations, it states that if a neighbor brings in fill, there has to be a 2:1 slope and it has to terminate on the abutting line. Joe said it looked to him as if the dirt from Mr. Finlay's was going onto the Bronko's property, but he couldn't be sure without a survey. He said the bank should have been a 2:1 slope and stabilized. The Bronko's show pictures of their property. A discussion ensued between the Bronko's, the commission and Steve Macary regarding what the problems are and how to fix them. Joe stated what needs to be done:

1. The Bronko's need to establish the slope ratio.
2. If Mr. Finlay continues to fill within the regulations, they have to make sure the slope ratio is maintained.

The Bronko's said there is a pipe directing water onto the Bronko property. A discussion ensued regarding the pipe and the water draining onto their property. Joe reiterated that they need to:

1. Establish the slope
2. Put in preventative measures to further avoid problems and where it's recommended take care of the swale and the pipe as suggested by Southwest Conservation District.

The commission set a site walk for December 29, 2011 at 9:00 A.M. at 34 Fairfield Court, weather permitting. No further discussion took place.

B. Joe Savarese and the commission discussed signage throughout the Borough of Naugatuck. The discussion was tabled to next month.

9. Adjournment.

VOTED: Unanimously on a motion by Stanley Jaroneczyk and seconded by Neil Mascola to adjourn the meeting at 8:14 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary/sg