

**ZONING COMMISSION
PUBLIC HEARING MEETING FEBRUARY 16, 2011
FOR A TEXT CHANGE TO SECTION 23.1 (SCHEDULE A), TO ALLOW
BOWLING ALLEYS, BILLIARD POOL HALLS, INDOOR RIFLE RANGE AND
ARCHERY RANGE IN AN I-2 ZONE WITH A SPECIAL PERMIT.
APPLICANT: LYNCH, TREMBICKI AND BOYNTON.**

Joe Savarese opened the Public Hearing Meeting at 6:16 P.M. with the following in attendance:

MEMBERS:

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

OTHERS:

Public: 42
Allison Hurley, Asst. CZEO
Steve Macary, CZEO
Edward Fitzpatrick, Boro Attorney
Wayne Zirolli, Boro Eng.
Mike Ciacciarrella, Burgess

Attorney Thomas Lynch, representing the applicant stated they are proposing a text change to Section 23.1- Schedule A of the Naugatuck Zoning regulations. To include bowling alleys, billiard or pool halls and indoor commercial recreation businesses, to include indoor rifle and pistol shooting range and archery range, to be permitted in the I-2 zone with a special permit. Public Comment: Ray Murray of 209 Webb Rd. stated concerns with safety of the roads, not easily accessible site for young people. Does not feel there is a demand for this and there is a shooting range in the State Forest off Hunters Mtn Rd. already. Frank Johnson Jr., 29 Margaret Circle, encourages this pistol range. He prefers the safety and organization of an indoor range. Mr. Johnson believes this would be a benefit to the town and that the plan represents a substantial and eminent move in a positive direction. Roger Dandeneau, 50 Hill Rd. has lived here for 44 years, submitted a deed for the property that states only single family homes with detach or attached garages should be allowed on that site and he agrees with the deed. Danielle Cordeiro 283 Stone fence Rd. opposes this proposal and is concerned with traffic and the safety of her children. Marcia Puc, 17 Webb Rd. is in no way against this facility, but feels it should be put some where else in town like the industrial area not Webb Rd. Dave Rogers, 100 Hill Rd. said he is not against this type of facility in the town and just thinks it should not go near a residential neighborhood. He has concerns with safety, traffic and feels it is an inappropriate use for the property. Kim Simko, 399 Webb Rd. said her property is adjacent to the site. She does agree we need this in town just not in a residential neighborhood. Concerns with the traffic and safety. Jeffrey Doy, 255 Webb Rd has concerns with the traffic. He likes the idea and would support it in a different location of town. James Ayash, 69 Graham ridge Rd. said he is totally against the proposal. Property is very low and there are a lot of wetlands and the road is very dangerous. He said it does not belong in this area. Mike Ciacciarrella commended the Zoning Commission on what a great job they are doing. He feels they should look at some of the I-2 areas and removing or changing those that don't fit in some locations. Mike Ciacciarrella said according to the POCD it recommends changing some I-2 zones to Business zones. William Warner 60 Gunntown Rd. is really opposed to the whole idea. He feels there are risks concerning emission and sulfur. Mr. Warner stated they have a place to go in the State forest. It will not raise the property value and is not a benefit to the town. Chester

Chornachia, 53 Graham Ridge Rd. submitted the following studies/reports to the Commission that they have paid for: Airborne lead, Kingsmark environmental report, Moutian Auburn Study, Naugatuck Valley Health District, POCD states this parcel should be changed from industrial to residential. A wetlands report has been done on a past application for the same site. Mr. Chornacchia said the surrounding homes rely on well water. Lou Belinsky, 50 Stone Fence Rd. questioned the I-2 zoning wordage being incorporated into the I-2 zone, and asked wouldn't that constitute a zone change. Joe Savarese said no it is changing what is allowed in the I-2 zone requiring a special permit. The Commission agreed to close the Public Hearing at 8:04 P.M.

The Commission took a 10 minute recess.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary/ah

**ZONING COMMISSION
CONTINUED PUBLIC HEARING MEETING FEBRUARY 16, 2011
FOR TEXT AMENDMENT to SECTION 44 (ALCOHOLIC BEVERAGES) of the
NAUGATUCK ZONING REGULATIONS.
APPLICANT: NAUGATUCK ZONING COMMISSION**

Joe Savarese reconvened the Public Hearing Meeting at 8:46 P.M. with the following in attendance:

MEMBERS:

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

OTHERS:

Public: 4
Allison Hurley, Asst. CZEO
Steve Macary, CZEO
Edward Fitzpatrick, Boro Attorney
Wayne Zirolli, Boro Eng.
Mike Ciacciarrella, Burgess

Joe Savarese asked if everyone had the final draft copy dated February 15, 2011. He read and reviewed the changes to the text amendment. A discussion ensued regarding clarification of the uses and if a site plan or a special permit is necessary.

Diana Raczkowski would like it to state in the amendment that no change of use applications would apply. The Commission would review as a new application giving the Commission/ Zoning Officer ability to look at each use. Diana Raczkowski said she would like to have the final document at next month's meeting without the strike outs.

Public Comment: Alex Wargo of 1058 Rubber Ave questioned the section for new construction/ bowling ally's allowed in I-2 zone only. Attorney Fitzpatrick said we will have to clarify the difference between an indoor commercial facility vs a recreational facility and on premises and off premises. The Commission continued the Public Hearing to March 16, 2011 at 6:45 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary/ah

**ZONING COMMISSION
PUBLIC HEARING MEETING FEBRUARY 16, 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 opened the Public Hearing Meeting at 8:14 P.M. with the following in attendance:

MEMBERS:

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

OTHERS:

Public: 13
Allison Hurley, Asst. CZEO
Steve Macary, CZEO
Edward Fitzpatrick, Boro Attorney
Wayne Zirolli, Boro Eng.
Mike Ciacciarrella, Burgess

Attorney Matt Woermer stated the Planning Commission gave a positive referral with the amendment of 2 lots instead of 3 lots per 40,000 sq. ft. He said when Section 58 was drafted the R-45 may have existed but was not on the map and the R-65 did not exist at the time. Attorney Woermer said what they tried to do was take a look on how the other zones were treated in Section 58 and make an application for the R-65 and included the R-45. Attorney Woermer said in section 58 of the Borough's Regulations it says State and Federal Law encourages the development of adequate housing for the elderly and Naugatuck should not be any exception. Attorney Woermer stated our 55 and older deserve a decent and inexpensive place to live in town and should not have to look at the expensive options of Oxford, Middlebury and Southbury. He said he is looking for a text change and any proposals coming in under the revised section would be subject to all rules and regulations that exist and would also have to get approval by the appropriate boards. Attorney Woermer said the site will have its own water and sewer supply that the developer installs and maintains the facility in the project, there is no infrastructure to the town for that. The Town has the sewer capacity. Alex Wargo of 1058 Rubber Ave. stated the Naugatuck Zoning Commission applied the R-45 and R-65 zones in harmony with the State Plan of Conservation and Development, the Planning Commission POCD, the Borough Water pollution Control Authority plan, and the Naugatuck Zoning regulations. He said to allow the proposed amendment under section 58 would make a complete farce of the above efforts; and will cost the Borough the loss of untold amounts of potential state and federal financial aid. Catherine Zuzick of 39 Brighton Rd. stated her property backs up to this site and she is opposed to the text change for the following reasons; Mrs. Zuzick believes the R45 and R65 are meant for low density and a 55 and older project would be high density. Also her property for the past 3 years has been flooded from the excessive water coming off this property. It has ruined her driveway and her yard has sunk 2 feet. Dave Wilmont of 308 Gunntown Rd. stated he is in favor of this text change. He feels a 55 an older project will be an asset to Naugatuck and its citizens. The Commission agreed to continue the Public Hearing until the March 16, 2011 at 6:30 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary/ah

**ZONING COMMISSION
MEETING FEBRUARY 16, 2011**

Diana Raczkowski reconvened the Regular Meeting at 6:02 P.M. with the following in attendance:

MEMBERS:

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

OTHERS:

Public: 7
Allison Hurley, Asst. CZEO
Steve Macary, CZEO
Edward Fitzpatrick, Boro Attorney
Wayne Zirolli, Boro Eng.
Mike Ciacciarrella, Burgess

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 Rick Cool.
2. No Executive Session.
3. Approval of January Special Meeting and Public Hearing meeting minutes and the secretary will sign previously approved minutes.

VOTED: 4-0-1 on a motion by Stanley Jaroneczyk and seconded by Sally Brouillet to **APPROVE** the January Special Meeting and Public Hearing meeting minutes as written. The Commission took a 5 minute recess.

VOTED: Unanimously on a motion by Neil Mascola and seconded by Diana Raczkowski to **ADD** to the agenda a Commission Discussion/ Decision regarding an addition to the Naugatuck Day Care located on Carroll St. Applicant: Borough of Naugatuck.

Steve Macary stated they are proposing to build a 20x50 addition to the rear of the building for a napping area. Mr. Macary said they are not planning to add anymore employees or children. He reviewed the plans to the commission and stated the plans need to be approved before it is brought to the Borough Board. Diana asked Wayne Zirolli if he thought the drainage was ok. Mr. Zirolli stated he is now just looking at the plans for the first time and would have to review them. Mr. Macary said the Day Care has plenty of parking. Sally Brouillet asked about a planting schedule. Joe Savarese said he would like to table their decision until next month so they can get a final set of plans showing the drainage and planting schedule and to also have the Borough Engineer's approval. Mr. Savarese told Steve Macary to let the Borough Board know this Commission does not see any problems with the addition but are waiting until next months meeting for a set of the final plans to be approved.

Rick Cool arrived at 6:11 P.M and. At this time Joe Savarese put Mr. Cool back to a voting member.

4. OLD BUSINESS:

A. Commission Discussion/ Decision for Text Change to Section 23.1 (schedule A.) to allow bowling alleys, Billiard pool halls, indoor rifle range and archery range. In a I-2 zone with a special permit. Applicant: Lynch, Trembicki and Boynton.

The Commission tabled their Discussion/ Decision on this item until next month's meeting.

B. Commission Discussion/ Decision for a Text Amendment to Section 44 (Alcoholic Beverages) of the Naugatuck Zoning Regulation. Applicant: Naugatuck Zoning Commission.

The Commission tabled their Discussion/ Decision on this item until next month's meeting.

C. Commission Discussion/ Decision for a Text Change to Sections 58.2, 58.4.2 and 58.4.1 of the Zoning Regulation. Applicant: Woermer Law Firm.

The Commission tabled their Discussion/ Decision on this item until next month's meeting.

5. NEW BUSINESS: None

6. No Commission Discussion for Change of Use applications.

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

8. No Chairman Report.

9. Adjournment.

VOTED: Unanimously on a motion by Neil Mascola and seconded by Stanley Jaroneczyk to adjourn the meeting at 9:36 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary/ah