

**ZONING COMMISSION
PUBLIC HEARING MEETING JUNE 15, 2011
FOR AMENDMENTS INVOLVING SECTION 61/PLANNED DESIGN
DISTRICT PDD #2. APPLICANT: BOROUGH OF NAUGATUCK.**

Joe Savarese opened the Public Hearing Meeting at 6:10 P.M. with the following in attendance:

MEMBERS:

Joe Savarese, Chair,
Diana Raczkowski, Vice Chair
Neil Mascola
Tom Marino
Richard Cool, Absent
Sally Brouillet, Alternate

OTHERS:

Public: 0
Sheryl Kimiecik, Asst. CZEO
Steve Macary, CZEO
Wayne Zirolli, Boro Eng.

Neil Mascola read a letter from Keith Rosenfeld into the record requesting that the amendments be withdrawn from the public hearing, that the hearing not be opened, and its discussion and decision item be removed from the Agenda, so that a new and improved final draft may be presented at the July 20th meeting. Chairman Savarese said that the hearing would be continued to the July 20th, 2011 meeting at 6:30 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary/sk

**ZONING COMMISSION
PUBLIC HEARING MEETING JUNE 15, 2011
REGARDING AUTO SALES, SERVICE, BODY SHOP,
LOCATED AT 856 NEW HAVEN RD. (SHEPS AUTO).
APPLICANT: DEAN ROTATORI, ATTORNEY KEVIN MCSHERRY**

Joe Savarese opened the Public Hearing Meeting at 6:28 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: 0
Sheryl Kimiecik, Asst. CZEO
Steve Macary, CZEO
Wayne Zirolli, Boro Eng.
Attorney Edward Fitzpatrick

Attorney Kevin McSherry, representing the applicant, said that they have received Inland Wetland approval, Fire Commission approval, and the State of Connecticut has also approved the plans. He explained the plans to the Commission. Sally asked if there would be any plantings on the bank. Attorney McSherry said that the State didn't want anything on the bank so that it didn't block the line of site. Steve asked Attorney Fitzpatrick if the Commission could approve the special permit with the condition of Police approval. Attorney Fitzpatrick said that the local police commission wouldn't really have much authority over Rt 63 other than the circulation of traffic on site and the entrance to it. A discussion took place regarding the entrances. Attorney Fitzpatrick said that there should be a bond and the conditions of the bond should be included in the approval. Dianna said that she doesn't like to approve without the Police Commission approval because it could affect the way you vote, but on a small project like this that any recommendations made by the Police Commission should be made part of the conditions. A discussion took place regarding plantings. Joe Savarese called for public comment. There was no public comment. Wayne Zirolli read the Engineer Report with recommendations, of June 15, 2011 into the record. Joe Savarese declared the public hearing closed.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary/sk

**ZONING COMMISSION
PUBLIC HEARING MEETING JUNE 15, 2011
REGARDING SPECIAL PERMIT FOR THE IMPORTATION OF MORE THAN
350 YARDS OF EARTH MATERIAL LOCATED AT 108 RADO DR.
APPLICANT: ELECTRIC CABLE COMPOUNDS/BORGHESI BLDG.**

Joe Savarese opened the Public Hearing Meeting at 7:00 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: 0
Sheryl Kimiecik, Asst. CZEO
Steve Macary, CZEO
Wayne Zirolli, Boro Eng.
Attorney Edward Fitzpatrick

Gary Capitano, Engineer, Borghesi Building and Engineering, Torrington Ct, said that the applicant completed a facility about six years ago, their business is doing well, and they are looking to add on another 20,000 square ft to the back of the existing facility. Part of this is to import more than 350 cubic yards of material to fill in the grades up to match finished floor heights. He reviewed the site plans with the commission. Sally asked how many square yards of material will be coming in. Mr. Capitano said that it would be close to 5,000 cubic yards of material that will be brought in gradually, within one to two weeks. Steve said that they have all the approvals except for WPCA and Police. Dianna suggested a site walk. A site walk was set for Wednesday, June 22, 2011 at 6:00 P.M., and a rain date of Thursday June 23, 2011 at 6:00 P.M. The public hearing was continued to the July 20, 2011 regular meeting at 6:45 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary/sk

**ZONING COMMISSION
MEETING JUNE 15, 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
Tom Mariano
Richard Cool, Absent
Sally Brouillet, Alternate

OTHERS:

Public: 0
Sheryl Kimiecik, Asst. CZEO
Steve Macary, CZEO
Wayne Zirolli, Boro Eng.

REGULAR MEETING

1. Joe Savarese opened the meeting with the Pledge of Allegiance, took Attendance, and noted there was a quorum.
2. No Executive Session.
3. Approval of May Special Meeting and Public Hearing meeting minutes and the secretary will sign previously approved minutes.
The May Special Meeting minutes were tabled to the July 20, 2011 meeting.
4. **OLD BUSINESS:**
 - A. 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.

Joe Savarese reviewed the objectives of the text change with the commission. He reminded the commission that the discussion is regarding a text change only. The proposed text change includes 55 and over housing into the new R-65 and R-45 zones that were just recently changed. He said that he has given it a lot of thought, and has done a significant amount of research, and there are some considerations and additional information that he was able to acquire. He explained his findings to the commission. He said that he sees a negative impact with the text change, and that they would be essentially undoing everything that has been done previously in the zoning change. There is a heavy saturation of 55 and over housing in the state right now, developers are proposing changes to make age restricted housing more economically viable by bringing the pricing down, and in Naugatuck the senior population will retire in existing homes or move out of state. Mr. Savarese continued and read an article from the New York Times. He asked the Commission for comment. Dianna said that she agreed, and added that back in 2008 the DEP raised issues and concerns regarding more demand downtown and the states ability to finance those improvements. She also said that COG warned that State Agencies have tried to keep that area rural, and by turning it into age restricted housing it is

destroying that rural area. Dianna said that the commission wasn't elected to save people tax money, that is the job of the Board of Finance and the Board of Mayor and Burgesses, but they were elected to do what is best for the town. She expressed that she didn't believe that this is what is best for the town. Sally said we are losing money on every single-family house. A discussion took place about schools, and the cost to the town for single family housing compared to 55 and over housing. Sally said that we are in a recession right now, in a few years by the time they are ready to start building, we will be coming out of that and we could use that tax money while we are doing something for an over 55 community. She said if it is done right, these communities will raise the property values. A discussion took place regarding the specifications for the housing to ensure that it be a high luxury over 55 housing community. Attorney Fitzpatrick explained to the commission that the text change may be approved or denied as well as modifications could be made. He said that the suggestions for site characteristics are more appropriate for when a special permit is applied for, but items such as density, building length, height, and setbacks, are all matters in the commissions discretion to modify the proposal. He suggested the commission continue the discussion and express their opinions for the record. Sally said she would like luxury. Joe said we are here for a text change, and the pools and whatever else will come later. Attorney Fitzpatrick said that those items are matters of a special permit, but that there were other matters that were mentioned that are proper subject for discussion. Sally said that Naugatuck must begin to start moving forward, the tax money that this would bring in would help enormously, and you can't depend on industrial and commercial, its not enough especially right now. A discussion took place regarding taxes. Attorney Fitzpatrick said that a commissioner has drawn up a proposal that addresses some of these issues and he suggested that the commission take the time to look at all of it, and not try to digest it all in one meeting. Sally said that every town needs to have a balance of residential, industrial and commercial, and the good thing about this is to have a chance to do a first for Naugatuck. Joe Savarese suggested holding a special meeting. The special meeting was scheduled for June 22, 2011 at 7:00 P.M.

- A. Commission Discussion/ Decision to Amendments involving Section 61/Planned Design District PDD# 2. Applicant: Borough of Naugatuck
There was no discussion.
- B. Commission Discussion/Decision 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 Diana Raczkowski and seconded by Neil Mascola to APPROVE the special permit application regarding sales, service, body shop located at 856 New Haven Rd. (Sheps Auto), with conditions:

1. The June 15, 2011 Engineer Report read by Wayne Zirolli and his recommendations shall be made part of these conditions.
 2. The applicant adheres to any current DEP recommendations and requirements for safety and environmental protection regarding all painting, vehicle washing and vehicle repairs.
 3. Screening plantings along the license boundary shall be shown on the plans and approved by the borough engineer, and to be of such a height and density to provide suitable screening and stabilization.
 4. Any requirements, recommendations or suggestions made by the Police Commission shall be made part of these conditions.
 5. Any requirements by the DOT shall be made part of these conditions.
 6. A bond approved by the Borough Engineer and the Zoning Commission in a form approved by the borough council be provided.
- D. Commission Discussion/Decision for a special permit involving the importation of more than 350 yards of earth material located on 108 Rado Dr. (Electric Cable Compounds) Applicant: Electric Cable Compounds/Borghesi Bldg.
There was no discussion.

5. NEW BUSINESS:

- A. Commission discussion on re-zoning 10-15 largest parcels.
There was no discussion.
- B. Commission discussion on Streaming DEP.
Joe Savarese said that they had received a letter from Senator Hartley, and explained the letter to the commission. He then appointed Sally Brouillet a regular voting member in place of Rick Cool.

At 6:26 P.M. Diana made a motion, seconded by Tom Mariano, to recess for 10 minutes.

Joe Savarese called the meeting back to order at 6:36 P.M.

6. Commission Discussion for Change of Use applications.

Steve Macary said that the property out at Ferrera's Maytag, was changed from a computer store to a beauty salon, and is now changing to a Hookah Lounge. He said that they still have to get State of Ct. and Valley Health approval. Steve said that he already granted the change of use and it just needs to be ratified. He said that the parking is the same, same clientele, and it's a business zone. T.J. Palmieri, 29 Victoria Lane, Naugatuck, explained what a Hookah Lounge is. Steve said that there is no cooking or alcohol. Diana asked how many people would be expected, and what the capacity would be. T.J. replied that there would be about 5-10 groups per

night. Joe said that would be about 20-40 people. Diana asked about parking. Steve said there are 50 parking spots if not more. Joe said that it is a change of use, they are still maintaining a retail type service facility, and it isn't a problem as far as technicalities. Steve said that he added the conditions of no serving of alcohol and no cooking, he granted a change of use and they just need a sign off from building. The Commission unanimously decided to grant a ratified change of use.

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

Steve said that he has been getting complaints on construction equipment left on various subdivisions, as well as complaints on high grass. Sally asked if the town had any sort of lawn cutter. Steve replied that the borough has one that they use to maintain the curb and weeds, but they will not go out to private property. A discussion took place regarding different areas that have tall grass and how it might be addressed.

8. Chairman Report.
There was no Chairman Report.

9. Adjournment.
VOTED: Unanimously in a motion by Dianna Razkowski and seconded by Neil Mascola to adjourn the meeting at 8:22 P.M, and reconvene on June 22, 2011 at 7:00 P.M. for a special meeting.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary/sk