

**ZONING COMMISSION
PUBLIC HEARING MEETING MARCH 16, 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 opened 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: 13
Allison Hurley, Asst. CZEO
Steve Macary, CZEO
Keith Rosenfeld, Town Planner
Wayne Zirolli, Boro Eng.
Mike Ciacciarrella, Burgess

Scott Meyers, Engineer for the Applicant submitted revised plans to the Commission and staff. He explained the site is 4.79 acres and the applicant is proposing to construct two buildings, the main building approx. 13,713 sq ft. will consist of offices, retail and storage. The applicant had purchased the site in 2005 and has been working the site. Mr. Meyers explained on the north side there will be parking, loading and a privacy fence enclosing. On the south side there will be an excess drive and additional parking. Mr. Meyers stated if you look at the lot from the street it was a straight grade and they cut and filled the site to this point so now there is a slope in front and rear. He said at the top of the slope there will be a 12 foot high retaining wall as part of the back wall of the building. A total of 3.5 acres will be used. Scott Meyers stated they have received approval from the Fire Commission and received a positive referral from the Planning Commission. He said the following are pending: Inland Wetlands, WPCA and Police Commission. Diana Raczkowski asked to see the planting schedule and to see architectural plans. Joe Savarese noted we need to address removal of the material off site first. Diana Raczkowski asked what part of the site the material is coming out of. Scott Meyers stated the area where the building is they will excavate for the footing because the pad is already at grade. He said there are two stock piles on the site and after the final grade is complete, approximately 500 yards will be taken off site. Diana Raczkowski asked how many truck loads is that? Mr. Meyers said about 60. Sally Brouillet asked if the building was one story. Scott Meyers said yes with one area higher for storage. Wayne Zirolli said he made some comments but the SEC plan is site specific. Public Comment: Burgess Mike Ciacciarrella noted the WPCA meeting was rescheduled for April 14, 2011. The Commission continued the Public Hearing to April 20, 2011 at 6:15 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary/ah

**ZONING COMMISSION
CONTINUED PUBLIC HEARING MEETING MARCH 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 7:03 P.M. with the following in attendance:

MEMBERS:

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

OTHERS:

Public: 4
Allison Hurley, Asst. CZEO
Steve Macary, CZEO
Keith Rosenfeld, Town Planner
Wayne Zirolli, Boro Eng.
Mike Ciacciarrella, Burgess

Keith Rosenfeld, Town Planner, stated he has submitted the final draft and had not received any feedback from the Commission. Diana Raczkowski had concerns regarding pool halls and allowing alcoholic beverages to be served because some are recreational facilities that you would bring your family to. She asked if a special permit would give the Commission the opportunity to look at what type of facility it is and if the final draft states there are no change of uses. Keith Rosenfeld said yes a special permit would allow the Commission to regulate uses and there will be no change of use applications. There was no public comment. The Commission closed the Public Hearing.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary/ah

**ZONING COMMISSION
PUBLIC HEARING MEETING MARCH 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
Keith Rosenfeld, Town Planner
Wayne Zirolli, Boro Eng.
Mike Ciacciarrella, Burgess

Joe Savarese stated he received a letter requesting an extension to next month's meeting. The Commission granted the extension and continued the public hearing to April 20, 2011 at 6:30 P.M.

**ZONING COMMISSION
MEETING MARCH 16, 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
Neil Mascola
Stanley Jaroneczyk, arrived at 7:15
Richard Cool
Sally Brouillet, alternate

OTHERS:

Public: 22
Allison Hurley, Asst. CZEO
Steve Macary, CZEO
Keith Rosenfeld, Town Planner
Wayne Zirolli, Boro Eng.

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

VOTED: Unanimously on a motion by Diana Raczkowski and seconded by Rick Cool to **APPROVE** the January Special Meeting and Public Hearing meeting minutes as written.

VOTED: Unanimously on a motion by Diana Raczkowski and seconded by Neil Mascola 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.

A discussion ensued between staff and the commission regarding the drainage. Wayne Zirolli said he has reviewed the plans and has worked with the applicant's engineer. Mr. Zirolli said the stormwater storage chambers are adequate and there is no additional drainage required for the parking area.

VOTED: Unanimously on a motion by Diana Raczkowski and seconded by Sally Brouillet to **APPROVE** a Site Plan Modification for a addition to the Naugatuck Day Care located on Carroll St., Applicant: Borough of Naugatuck with the following condition:

1. The exterior materials shall tie into the existing siding materials and the roof line blends with the existing roof line.

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 an I-2 zone with a special permit. Applicant: Lynch, Trembicki and Boynton.

VOTED: Unanimously on a motion by Diana Raczkowski and seconded by Sally Brouillet to **DENY** 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.

- B. Commission Discussion/ Decision for a Text Amendment to Section 44 (Alcoholic Beverages) of the Naugatuck Zoning Regulation. Applicant: Naugatuck Zoning Commission.
VOTED: Unanimously on a motion by Rick Cool and seconded by Diana Raczkowski to **APPROVE** a Text Amendment to Section 44 (Alcoholic Beverages) and the Schedule **A** of the Naugatuck Zoning Regulation. Applicant: Naugatuck Zoning Commission.
- 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 continued this Public Hearing to April 20, 2011 at 6:30 P.M.

5. NEW 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/ Meyers Associates.
The Commission continued this Public Hearing to April 20, 2011 at 6:15 P.M.

The Commission recessed at 7:15 P.M.

- B. Commission Discussion/ Decision for expansion to the industrial park, PDD 2 Applicant: Borough of Naugatuck /Attorney Fitzpatrick.
Keith Rosenfeld stated Attorney Ned Fitzpatrick was suppose to be here to discuss this issue, but was unable to make it. Mr. Rosenfeld briefly reviewed they are looking to modify the PDD 2 regulations as it concerns to size. Because there is a lot of property in the Industrial park that is not being used by the industrial buildings. He said if we can modify or adjust the minimum requirements for lot area we might be able to cut the property in half without making it non-conforming and make these properties sellable.

6. 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. Steve Macary handed out a bunch of stuff concerning complaints. Joe Savarese asked about a complaint on New Haven Rd. Steve said the guy has removed the stuff. Joe Savarese asked if this was the guy that wanted to run a concrete business out of his home. Steve said no he was just storing it. He said he will go back out and check the property.
8. There was no Chairman Report.
9. **VOTED:** Unanimously on a motion by Rick Cool and seconded by Neil Mascola to adjourn the meeting at 7:40 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary/ah