

**ZONING COMMISSION
CONTINUED PUBLIC HEARING MEETING MAY 18, 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 6:15 P.M. with the following in attendance:

MEMBERS:

Joe Savarese, Chair,
Diana Raczkowski, Vice Chair
Neil Mascola
Tom Mariano
Richard Cool
Sally Brouillet, alternate

OTHERS:

Public: 14
Allison Ricci, Asst. CZEO
Steve Macary, CZEO
Wayne Zirolli, Boro Eng.

Scott Meyers, Professional Engineer and Land Surveyor, Meyers Associates PC, spoke on behalf of the applicant. He said they had received all of the required department approvals that were still outstanding, and he explained the changes to the plans. Joe asked for public comment. Diana asked about the outdoor storage and if it would be roofed or exposed. Mr. Meyers said that it would be exposed and screened with a fence, and the cold storage building would be roofed. Sally asked about the landscaping. Mr. Meyers explained the plans for landscaping. A discussion took place regarding the zoning of the property. Joe Savarese declared the Public Hearing closed.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary/sk

**ZONING COMMISSION
CONTINUED PUBLIC HEARING MEETING MAY 18, 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
Neil Mascola
Stanley Jaroneczyk
Richard Cool
Sally Brouillet, alternate

OTHERS:

Public: 12
Allison Ricci, Asst. CZEO
Steve Macary, CZEO
Wayne Zirolli, Boro Eng.

Matt Woermer spoke on the change and how it would benefit the town. Diana Raczkowski said that she had listened to the April tape. Attorney Woermer said he would like a favorable vote on the changes. Roland Desrosiers read an article into the record from the Waterbury paper regarding a census profile of the Naugatuck area by age. Mike Ciacciarella spoke on the age restriction development and zoning pertaining to the R45 zone. Alec Wargo spoke on the changes, said we will destroy the zones that were created, should be changed back to R30, said it does not work in that area and that we should not break up that area. Catherine Zuzick, 39 Brighten Rd, spoke on the application and wanted to know if the property was approved in the past. She asked about different zones and wanted to know if there were other zones that could be changed. Peter Kulos, 35 Brighten Rd., said he was concerned about the text change and the affect on that area, and wants to look at the big picture. Attorney Woermer said R65 did not exist in town and said the application is limited to this one area. Roland gave a break down on certain zones and density in the borough. Roland spoke on other zones in the Borough and impact on other zones in town. Mr. Wargo asked that the Commission not loose track of the referral from the Council of Governments. Joe asked for public comment. There was no public comment. Joe declared the Public Hearing closed.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary/sk

**ZONING COMMISSION
MEETING MAY 18, 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
Sally Brouillet, alternate

OTHERS:

Public:
Allison Ricci, Asst. CZEO
Steve Macary, CZEO
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 for the Public Hearings.
2. No Executive Session.
3. Approval of April Regular and Public Hearing meeting minutes and the secretary will sign previously approved minutes.
VOTED: unanimously on a motion by Sally Brouillet and seconded by Neil Mascola to **APPROVE** the April 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.

VOTED: Unanimously on a motion by Diana Raczkowski and seconded by Neil Mascola to **APPROVE** the Special Permit application for a lumber yard, storage facility to excavate more than 350 cubic yards of earth material located on lot 35 Great Hill Rd., Applicant Randy Bushka/Meyers Associates, with the following conditions as set forth in a letter from Wayne Zirolli dated May 17, 2011;

1. Storm water quality is to be handled by drywells with hoods for pretreatment of stormwater and settling of sediment. Groundwater recharge will be accommodated by infiltration of stormwater percolating through the soil from both the proposed drywells and the Cultec Recharger units.
2. Minor modifications of the site plan to eliminate one drop manhole, adjust drainage pipe inverts and relocate some Cultec Recharger units to improve the stormwater storage scheme.

All of these should be shown on the final plans, and the approval shall be contingent upon the parcel being designated I-AA which meets the standards set forth in the PDD-8 document.

- B. 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 said that Roland had brought up some valid points in his letter, and he went over some of those points with the Commission. A discussion took place regarding the impacts of the proposed text change. Diana said there is a proposed text change before the Commission and that is what they should be considering, not a plan, and the only document that they should consider is the submitted proposed change to the text. The discussion continued and was then tabled to the June 15, 2011 meeting.

5. **NEW BUSINESS:**

- A. Commission discussion on re-zoning 10-15 largest parcels

Joe Savarese asked Wayne when a reasonable time would be to look at the next 15 largest parcels. Wayne suggested setting a meeting within the next couple of weeks. Diana suggested that at the next meeting, to have preliminary maps to look at and then set a public hearing. Joe said he would like to set up a workshop to collaborate.

- B. Commission discussion on Streaming DEP.

Joe Savarese spoke on streamlining DEP erosion control measures and said that there are many down sides to the letter from the DEP. He said that the commission does not need to vote on it, that they just need to take an official position on it.

- C. **VOTED:** Unanimously on a motion by Diana Raczkowski and seconded by Neil Mascola to add to the Agenda Special Permit Application, Electric Cable Compound 108 Rado Drive, for an addition, and for a Special Permit Application.

VOTED: Unanimously on a motion by Diana Raczkowski and seconded by Neil Mascola to Accept the Special Permit application and refer to the Planning Commission, and set the public hearing for June 15, 2011, for the importation of more than 350 yards of earth material, located on 108 Rado Drive, Electric Cable Compounds, Applicant Electric Cable Compounds/ Borghesi Building and Engineering.

- D. **VOTED:** on a motion by Diana Raczkowski and seconded by Neil Mascola to add to the Agenda Special Permit Application, Fulling Mills Development LLC, to set public hearing for a convenience store/gas station retail commercial building located on Prospect St.

VOTED: Unanimously on a motion by Diana Raczowski and seconded by Neil Mascola to Accept the Special Permit Application, refer to the Planning Commission, and set a public hearing for July 20, 2011 for a convenience store/gas station retail commercial building located on 909 Prospect St, Applicant Fulling Mills Development LLC, Attorney Michael McVerry.

6. Commission Discussion for Change of Use applications.
There was no discussion.
7. Commission discussion regarding Follow-up of monthly ZEO Report and updates on any outstanding current zoning complaints.
Joe asked Steve to prepare a summary of what is currently happening.
8. Chairman Report.
There was no report.
9. Adjournment.

VOTED: Unanimously on a motion by Richard Cool and seconded by Diana Raczowski to adjourn the meeting at 8:20 P.M. and reconvene on June 15, 2011 at 6:00 P.M. for a regular meeting.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary/sk