

**ZONING COMMISSION
PUBLIC HEARING MEETING, OCTOBER 19, 2011
REGARDING SPECIAL PERMIT APPLICATION FOR COMMUNITY
FACILITIES AND SERVICES RUN BY WELL PATH
APPLICANT: HILLSIDE COVENANT CHURCH/
EARL LINDGREN, ARCHITECT**

Joe Savarese opened the Public Hearing Meeting at 6:45 P.M. with the following in attendance:

MEMBERS:

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

OTHERS:

Public: 0
Sheryl Kimiecik, Asst. CZEO
Steve Macary, CZEO

Joe Savarese said that the application has been withdrawn. He called for public comment. There was no public comment. Chair Savarese declared the public hearing closed.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary/sk

**ZONING COMMISSION
MEETING, OCTOBER 19, 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
Neil Mascola
Richard Cool, Absent
Sally Brouillet, Alternate

OTHERS:

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

REGULAR MEETING

1. 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 Rick Cool.
2. Commission Chair Joe Savarese called for Executive Session with Borough Attorney Edward Fitzpatrick regarding Alec Wargo VS. Naugatuck Zoning Commission, inviting in staff.

VOTED: On a motion by Diana Raczkowski and seconded by Sally Brouillet to discuss Wargo vs. Naugatuck Zoning Commission, inviting in staff.

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

4. Approval of May, August, July and September Meeting and Public Hearing meeting minutes and the secretary will sign previously approved minutes.

Diana asked that the August meeting minutes record be reviewed regarding blasting. She also asked for a correction on page three to replace Neil Mascola's name with Rick Cool. The August meeting minutes were tabled to the November 16, 2011 meeting.

VOTED: Unanimously on a motion by Diana Raczkowski and seconded by Sally Brouillet to Approve the May, July and September meeting minutes.

5. **OLD BUSINESS:**

- A. Commission discussion decision for a special permit application for community facilities and services run by Well Path, use funded by

government grant money, located at 170 Fairview Ave. Applicant: Hillside Covenant Church / Earl Lindgren, Architect.

Joe Savarese read the letter to withdraw into the record. There was no discussion.

6. NEW BUSINESS:

- A. Commission to set effective date (September 1, 2011) for section 58 of the current regulations.

VOTED: Unanimously on a motion by Diana Raczkowski and seconded by Sally Brouillet to set the effective date for the amendments to Section 58 of the Naugatuck Zoning Regulations to be September 1, 2011.

- B. Commission Discussion / Modification to a site plan for a building located on 1485 New Haven Rd. Applicant: Naugatuck Masonry Supply.

Steve Macary said that he would like them to take down the temporary building in front. A discussion took place regarding the temporary structure and the site plans. Diana said that she would like to see the original plans. Steve suggested the commissioners all go out to look at the property.

- C. Additional items require 2/3 vote.

VOTED: Unanimously on a motion by Diana Raczkowski and seconded by Neil Mascola to add discussion on the waiver of sewer fees and how they pertain to section 58.

Sally said she would like to see the amended Section 58 to say only single family homes on R65 and R45 zones are allowed. Diana said that it's already in the regulations that way. Sally asked about the sewer rights and said she doesn't want others to ask for sewer just because the adult housing gets it. Joe said that the abutting properties in the R65 and R45 zones are mostly lands that are undevelopable and there isn't that much property left that we need to be concerned about.

VOTED: Unanimously on a motion by Diana Raczkowski and seconded by Neil Mascola to add discussion on drainage issue, 34 Fairfield Court.

Steve said that the last time Mr. Bronco came into the office was 6/17/2011 and made a complaint against his neighbor Mr. Finley. Steve said that he had visited the property with Jim Stewart several times and the last time he was there was on 6/20/2011 with Wayne Zirolli as was recommended by Ned Fitzpatrick. Steve showed pictures of the property to the commission. He said that he does not have proof that Mr. Finley brought in more than

350 yards of material. He said he had gone out there with Wayne, has a report from Wayne on the property, and that he had visited the site forty one times. Joe suggested that some action needs to be taken to take care of the small amount of run-off, which is confirmed by the letter from Southwest Conservation District, and the zoning commission should take measures to ensure that they don't have any liability in this. Steve suggested that the next time it rains heavily that he and Wayne go to the property again. A discussion took place regarding actions to be taken. Joe said that he would like Wayne or Jim Stewart to go out and look at the property and respond to the suggestions from Southwest Conservation District and see what needs to be done, and then those suggestions would need to be presented to Mr. Finley, and legal opinion may need to be sought. Diana said a phone call should be made to ask permission to go to the property.

7. Commission Discussion for Change of Use applications.

There was no discussion.

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

Steve submitted an updated violations report. A discussion took place regarding on going disputes between neighbors. Sally asked about the sign for Guiseppe's Pizza. Steve said there is an ordinance from the beautification Committee. Joe said it should just be put on next month's agenda. Steve said he would contact Jim Stewart about the issue.

9. Chairman Report.

There was no report.

10. Adjournment.

VOTED: Unanimously on a motion by Diana Raczkowski and seconded by Sally Brouillet to adjourn the meeting at, 7:45 P.M. and reconvene on November 16, 2011 at 6:00 P.M. for a regular meeting.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary/sk