

**ZONING COMMISSION  
PUBLIC HEARING MEETING, SEPTEMBER 21, 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 6:15 P.M. with the following in attendance:

**MEMBERS:**

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

**OTHERS:**

Public: 4  
Sheryl Kimiecik, Asst. CZEO  
Steve Macary, CZEO  
Wayne Zirolli, Boro Eng.

Earl Lindgren, Architect, 666 Church St, representing Hillside Covenant Church, said they are seeking a special permit approval for the rectory next to the church to use as a health facility. The pastor has left and they would like to use it for Well Path. Joe said he understands that there will be little or no impact to the exterior of the building. Mr. Lindgren said that they will be building a handicap ramp but that is it. Diana asked if the handicap parking is designated on the site plans and Mr. Lindgren said it is. Sally asked what exactly Well Path is. Mr. Lindgren said that they are a counseling center and also a medical clinic and prescribe medications. He said that they have 400 Naugatuck children that they treat, that they don't medicate on site, but that they prescribe medication. Diana said that she is familiar with Well Path and it seems like it would be a good fit for the area. She asked how many clients would be seen per day. Mr. Lindgren said that there would be a maximum of twenty per day. Diana said that the parking would be adequate then, and there also does not seem to be any environmental impact. Joe said that all the approvals have been met. Sally asked if there is an age limit. Mr. Lindgren said that there is no age limit but they deal primarily with children. Diana asked about exterior lighting and said that they may need to require it. Joe asked for public comment. Mike Murphy, 32 Terrace Avenue, said he would like the Commission to consider the proximity to Hillside School with the youth that may need to be medicated for social and emotional and some psychiatric conditions. He said that there is also a lot of foot traffic through the neighborhood, there are walkers to Hillside school as well as younger children to Salem school. He also said that those that bought houses in that neighborhood did not buy them with the knowledge that this was going to be a facility for treating people with emotional or psychiatric challenges. Frank Diperna, 25 Walnut St., said that he found out today that Well Path is merging with another foundation which is a half way house and he doesn't want that happening behind his house where he has two young kids playing every day. Diana said that she thinks it is strictly for Well Path and the application is for a medical facility. Joe said that there would have to be a change of use and they would have to come before the board if that happened in order to change what that building was originally specified for. Mr. Lindgren said that there is no intention for

it to be a half-way house. A discussion took place regarding the comments from the public. Rick Cool asked if they could approve the application strictly for counseling. Joe suggested in the approval of the application to restrict the facility to only be used for counseling children, no over night group home or living quarters. Mr. Lindgren suggested that they incorporate into the application that people cannot be there over night. Shannon Lopes, 21 Walnut St., said she has the same concerns, as well as that there is a smart program that runs during the summer in the church parking lot. She said that she used to have a business in an area where there was a Well Path and there were two incidents involving the patients with her customers, and she said there could be some safety issues taken. She also said that twenty cars are a lot when your living right there and your back yard is wide open, and she suggested a fence be installed around the entire border of the facility. Joe suggested that the commission go up and see the property. James Jordan, 27 Elmwood St, asked what the requirements were. Diana read schedule A. James said that the church is not a federal facility. A discussion took place regarding the question of whether or not Well Path is government funded and where it would fit into the definitions of the regulations. The public hearing was continued to October 19, 2011 at 6:15 P.M., and a site walk was scheduled for September 28, 2011 at 6:30 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary/sk

**ZONING COMMISSION  
PUBLIC HEARING MEETING, SEPTEMBER 21, 2011  
REGARDING AMENDMENTS INVOLVING SECTION 61/  
PLANNED DESIGN DISTRICT PDD#2  
APPLICANT: BOROUGH OF NAUGATUCK**

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

**MEMBERS:**

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

**OTHERS:**

Public: 2  
Sheryl Kimiecik, Asst. CZEO  
Steve Macary, CZEO  
Wayne Zirolli, Boro Eng.

Keith said that the first thing they looked at was if someone is staying under the legal amount for excavation, and it wouldn't require a special permit, then it wouldn't be right to require them to come before the commission with a preliminary excavation plan. If it is over the amount, then it would be recommended that they come before the commission. Diana asked if it's under 10,000 yards, would they need to have an excavation plan. Keith replied that it would be on the plan but it wouldn't be a special permit. He said that the second thing they looked at was regarding the 1970 Industrial Park Plan and even though it is not a legal document, it is a document that can be used as a guideline in order for the Economic Development Commission to make a recommendation. Joe said there are basically two sets of guidelines enforced here, the one being the original Economic Development guidelines, and the other being the standardized town wide Plan of Conservation and Development. He said that the economic development Commission is responsible for establishing a set of standards and then it comes to the Zoning Commission and then they refer it to planning. Keith said they would only refer it to planning if an excavation is being done, but if not, then the Zoning Commission moves through it. Keith said the third thing they had to look at was regarding the setbacks. He said they tightened up the guide a little bit. Joe asked Keith what someone would do if they owned six acres and wanted to divide it. Keith said that they would have to come before the Planning Commission and file for a re-subdivision. Keith said that this will guarantee a Public Hearing to review size, shape, frontage and setbacks. He said the fourth thing they looked at was the guidelines for excavation, and that they can't excavate more than what is needed for the project. He said they created not only the regulations but the guidelines to go with it. Joe asked for public comment. There was no public comment. Diana asked about section 61.1.2. A discussion took place regarding the section. The public hearing was closed.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary/sk

**ZONING COMMISSION  
MEETING, SEPTEMBER 21, 2011**

Joe Savarese opened the Regular Meeting at 6:02 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, Absent  
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. He appointed Sally Brouillet as a regular voting member in place of Thomas Mariano.
2. Commission Chair Joe Savarese called for Executive Session with Borough Attorney Edward Fitzpatrick regarding Alec Wargo VS. Naugatuck Zoning Commission, inviting in staff.
4. Approval of August 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 Neil Mascola to approve the June regular and Public Hearing meeting minutes.

The May, July and August meeting minutes were tabled to the October 19, 2011 meeting.

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 asked the Commission to think about questions and write them down for the next meeting.

- B. Amendments involving Section 61/Planned Design District PDD# 2.  
Applicant: Borough of Naugatuck.

**VOTED:** Unanimously by Diana Raczkowski and seconded by Richard Cool to Approve the application for the amendment involving section 61/Planned Design District PDD #2, and the draft dated and amended September 21, 2011 with the following exception,  
Section 61.1.2, D shall read: In the interest of saving time for the applicant, it is highly recommended that the applicant submit an excavation plan showing the limits, depths and amounts of excavation prior to submitting a Site Plan application in order to allow for the Zoning Commission to obtain an outside review if necessary, as determined by the Commission. The applicant may also submit a site plan for an informal review by the Commission. The Commission reserves the right to require a detailed excavation plan if it deems it necessary on any application.

**6. NEW BUSINESS:**

- A. Accept special permit application refer to planning commission set public hearing for a active adult community (section 58 of the Naugatuck Zoning Regulations) located on Rubber Ave Ext , assessors block # D-19-W4  
Applicant: Myers Associates /Attorney Matthew Woermer

Joe Savarese read into the record the letter to withdraw from Attorney Matthew Woermer.

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.  
There was no report.
9. Chairman Report.  
There was no report.
10. Adjournment.

**VOTED:** Unanimously on a motion by Neil Mascola and seconded by Sally Brouillet to adjourn the meeting at, and reconvene on, 2011 at 7:15 P.M. for a regular meeting.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary/sk