

**NAUGATUCK ZONING COMMISSION
PUBLIC HEARINGS
September 15, 2021**

Eileen Bronko opened the meeting with the following in attendance:

MEMBERS:

Wayne Malicki, Chair - Absent
Rick Cool, Vice Chair - Absent
Neil Mascola, Secretary
Tom Kiernen
Eileen Bronko
Attila (AJ) Bordas, Alternate – Absent

OTHERS:

Ed Carter, ZEO
Lori Rotella, Town Planner
Attorney Ned Fitzpatrick, Borough Attorney * ZOOM
Michelle Healy
Fran Dambowsky- Burgess Liaison
Public – 11

Due to the extenuating circumstances with the COVID-19 CORONAVIRUS, members of the commission, staff and applicants were present at the Town Hall, 229 Church Street and the public was present for the meeting via ZOOM.

*Present for the meeting via ZOOM

PUBLIC HEARINGS

PUBLIC HEARING: 6:05 P.M. – to revise the Livestock/Poultry regulations and requirements in the Naugatuck Zoning Regulations. Applicant; Borough of Naugatuck **Public hearing opens 9/15/21. No end date as it is a Borough of Naugatuck Application.**

Eileen Bronko opened the public hearing at 6:27pm.

Rocky Vitale, 180 East Waterbury Road, Naugatuck is present via zoom. He explained that he has brought this before the commission because residents have brought this topic to him. There were a few items on the draft that he wanted to address; first was registering chickens with a written statement, which could be found on the second page of the draft under Permitting. He posed the question why would someone register his or her chickens if there are no penalties, this will cause more work for Zoning without having consequences. Lori Rotella, Town Planner explained that she drafted this by looking into other town's regulations; this is a work in progress, items can be added or removed. This draft and public hearing is a start to get everyone talking and working through it. Ed Carter, ZEO explained he believes this is a good opportunity to get people the information they need on how many chickens they can own associated with the size of their property and any other requirements that are associated with having poultry would be explained. There was a detailed discussion on this. Attorney Ned Fitzpatrick, Borough Attorney explained a written statement allows staff the opportunity to work with the public and there will always be people who do not know about the regulation or ordinances. He also commented on the language in Section 2: Standards, regarding the height of the enclosure and that the fencing

and /or landscape buffer should be at least 4 feet in height as to provide the neighboring property the ability to not view the enclosure. He will work with staff regarding the language.

Rocky Vitale also requested clarification on the lot size, in #1 to include under 25,000 sq. ft. Also discussed was how poultry and rabbits would not be allowed on mixed-use properties. A blanket statement should added in regarding mixed-use properties and then it could be removed under each item as to not cause any confusion. Also discussed was starting each item with the amount of square footage of properties for clarity.

Lori asked if there were any comments on bees. A question from the commission was posed regarding murder hornets, if we allowed hives should murder hornets eventually make their way here, would the murder hornets be more likely to be drawn to established hives. No one knew the answer regarding this topic. There have not been any calls regarding bees to Land Use but bees have been discussed in general because honey is associated with helping seasonal allergies.

Eileen Bronko is hopeful with continuing the public hearing there will be more public impute.

Burgess Jan Mizeski requested a copy of the draft regulations for Poultry and Bees to share on social media for awareness and encourages public input for the next meeting. It was explained that the draft is on the town website under zoning applications; also, anyone can call the land use office for any assistance.

Eileen continued the public hearing to October 20, 2021 at 6:10 pm

Lori Rotella emailed Jan the drafts prior to the end of the meeting.

**NAUGATUCK ZONING COMMISSION
REGULAR MEETING
September 15, 2021**

Eileen Bronko opened the meeting with the following in attendance:

MEMBERS:

Wayne Malicki, Chair - Absent
Rick Cool, Vice Chair - Absent
Neil Mascola, Secretary
Tom Kiernen
Eileen Bronko
Attila (AJ) Bordas, Alternate – Absent

OTHERS:

Ed Carter, ZEO
Lori Rotella, Town Planner
Attorney Ned Fitzpatrick, Borough Attorney * ZOOM
Michelle Healy
Fran Dambowsky- Burgess Liaison
Public – 11

Due to the extenuating circumstances with the COVID-19 CORONAVIRUS, members of the commission, staff and applicants were present at the Town Hall, 229 Church Street and the public was present for the meeting via ZOOM.

1. Eileen Bronko opened the meeting at 6:10 PM with the Pledge of Allegiance, took attendance and noted there was a quorum.
2. Approval of the August 18, 2021 Meeting Minutes and the secretary will sign previously approved minutes.

VOTED: Unanimously on a motion by Neil Mascola and seconded by Tom Kiernan to **APPROVE** the minutes of the August 18, 2021 Meeting.

3. OLD BUSINESS:

- A. Commission discussion to revise the Livestock/Poultry regulations in the Naugatuck Zoning Regulations, Applicant; Borough of Naugatuck.

Eileen Bronko continued the public hearing to October 20, 2021 at 6:10pm.

4. NEW BUSINESS:

- A. Commission discussion/decision for a Site Plan Modification for an addition to the building for the property located at 144 Rubber Ave., Applicant; HMF, LLC.

Attorney Michael McVerry, 35 Porter Avenue spoke on behalf of the applicant and gave a brief over view of the location and previous businesses that were located on this site. Quiet Zone is requesting the approval to add 1 bay for emissions on the front of the building. Emissions testing currently can be done on New Haven Road and in Beacon Falls. There is a need for more locations in this area. This bay will be placed on a slab with footings, no significant excavation is needed. The 432 sq. ft. (16' x 27') addition will be placed on the front of the building. The commission asked if this use will be by appointment only. Owner Howard Fischthal explained that the state requires both walk in and appointments for emissions. There was some concern about back up of vehicles into

the road but Mr. Fischthal explained that most emissions testing facilities only test between 15 to 20 vehicles a day, although his location in Torrington does have 60 to 70 in a day, which is unusual. A detailed discussion took place on the time it takes at emissions locations. There was a variance granted, Appeal # 2038 on July 27, 2021 for parking. Attorney McVerry explained the variance was granted because normally there would be more parking spaces required with another bay for a garage but because it is for emissions testing, cars will be in and out. The emissions process was discussed in detail for a clear understanding of how the business would operate with customers waiting.

VOTED: Unanimously on a motion by Neil Mascola and seconded by Tom Kiernan to **APPROVE** the Site Plan Modification Application for the proposed addition to the building for the property located at 144 Rubber Ave, Applicant; HMF, LLC.

- B.** Accept the Special Permit Application, refer to Planning Commission and set a Public Hearing date for 6:05 PM on Wednesday October 20, 2021 for the Special Permit Application for a Solar Panel Facility located at 0 Bosco Drive (Acct# 016-9188), Applicant; Tritec Americas, LLC..

Paul Michaud, Attorney for the applicant and Chris Gagnon with BL Companies were present via ZOOM to give a brief overview of the project. They referred the commission to the full-page plan that was submitted to the Land Use office today, there is a full set of plans that breaks the project down in more detail. This project is located at 0 Bosco Drive. This is a proposed solar development under 1 megawatt, that does not need to go before the Connecticut Siting Council because it is under 1 megawatt. They will utilize the existing access road and will install a 12 - foot wide gravel road for the site; they are currently working with the fire department on the road requirements. The projects consists of approximately 5 acres of ground mounted solar tracking panels that move with the sun.

VOTED: Unanimously on a motion by Neil Mascola and seconded by Tom Kiernan to **ACCEPT** the special permit application **REFER** it to Planning and **SET** the Public Hearing for 6:05 PM on Wednesday October 20, 2021 for the proposed Solar Farm project located at 0 Bosco Drive Acct# 016-9188, Applicant; Tritec Americas, LLC.

- C.** Additional items require a 2/3 vote of the Commission.

- 5.** Chairman Report and Commissioner Comments
- 6.** ZEO Report

Ed Carter gave a brief overview of 251 Rubber Ave and the progress being made, they are currently still working on the fence. He also explained to the commission that he requested the owner of 251 Rubber Avenue to come in to give an update on his progress and he believes he would like to make some changes. This is not going to be an official item on the agenda but will give him an opportunity to explain to the commission his progress and his plan. Ed explained that Tim, the owner, seems to be changing the parking and he thought he should address it with the commission.

Ed gave a brief update on the property on South Main Street that was an old gas station and explained that the owners are close to a sale. They will address cleaning up the property.

7. Public Comment – There was none.

8. Adjournment

VOTED: Unanimously on a motion by Neil Mascola and seconded by Tom Kiernan to **ADJOURN** the meeting at 6:50 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary/mlh