

**ZONING COMMISSION  
MEETING December 19, 2012**

Diana Raczkowski opened the Regular Meeting at 6:00 P.M. with the following in attendance:

**MEMBERS:**

Diana Raczkowski, Vice Chair  
Neil Mascola  
Richard Cool  
Sally Brouillet  
William Stopper  
April Slauson, Alternate, Absent

**OTHERS:**

Steve Macary, ZEO

**REGULAR MEETING**

1. At 6:00 P.M., Diana Raczkowski opened the meeting with the Pledge of Allegiance and then took attendance.
2. No Executive Session.
3. Approval of the November 14, 2012 Regular Meeting Minutes.

**VOTED:** Unanimously on a motion by Sally Brouillet and seconded by Neil Mascola to **ACCEPT** the November 14, 2012 Regular Meeting Minutes as written.

4. **OLD BUSINESS:**

- A. Commission Discussion on revising the zoning regulations regarding playhouses, playscapes, gazebos and tree houses.

Diana read what Keith and Steve wrote regarding regulating tree houses. Diana said she would like Keith to draft a regulation so that the commission can review it at the next meeting and then put an application in to change it. A discussion ensued regarding the content and wording of a new regulation. The commission asked for Keith to revise the regulation he came up with and have it in draft form along with an application for the January meeting. Diana said she was hoping they could put on the same application the draft for Section 42.

- B. Commission Discussion regarding Sign Regulations, Adopt a Spot, Giuseppe's, New Haven Road observations

Sally Brouillet said they had a meeting at the Borough Attorney's office and they all decided that Giuseppe's sign is illegal and it has to go. She said if he agreed to switch to an Adopt-a-Spot sign, maybe the Borough would agree to pay for it. The commission agreed that they would discuss this with Joe Savarese, since he had an agreement with Giuseppe's, and then go from there.

- C. Commission review/discussion and schedule public hearing for amendment of Section 42, Naugatuck Zoning Regulations

Diana suggested that said she wanted to add a higher limit for commercial or industrial to maybe 5,000 cubic yards of material removal before they have to apply for a special permit. She said she spoke with Attorney Fitzpatrick and he seemed amenable to it. Diana asked Steve to speak to Wayne Zirolli, the Borough Engineer, and ask him if that sounds reasonable compared to the acreage and if not, what amount is reasonable.

5. **NEW BUSINESS:**

A. Commission discussion/decision for modification to a site plan located at 778 New Haven Road, Applicant: G's Burgers and Fries

The applicant, Duyrak Gancher, 43 Russell Avenue, Oakville, CT, said he was there regarding 778 New Haven Road. He said he was hoping to get approved for a 6' x 10' road sign. Steve said he sent the commission pictures of it. He said the sign is in compliance with the regulations. Steve said this is for a modification. Diana asked if the modification was for the sign. Steve explained that on the site plan Duyrak moved the dumpster pad, he added a light, he added a fence for privacy like the commission asked him to. Sally asked if the dumpster will be enclosed. Duyrak said it will be enclosed with chain link and privacy slats. Steve said Duyrak also added parking. Duyrak explained that he is in negotiations with the neighbor so he can add about 7 or 8 parking spots for employees only in a gravel area. He explained that the two 2' x 9' signs are building signs and will be located in the fake dormers. He said the other 6' x 10' sign will go where the existing sign on the plan is located. The commission asked for a rendering of what the signs will look like on the building. Duyrak said they will look just like the signs at his Watertown location. A discussion ensued regarding the difference in the frontage between the Watertown and Naugatuck locations. Diana asked for a computer generated picture. Duyrak said he had a picture in his car. The commission jumped to item B while Duyrak went to get the picture out of his car.

Duyrak returned with a picture for the commission to look at. Steve said the sign is within the regulations. Sally clarified exactly what will be on the signs.

**VOTED:** Unanimously on a motion by Sally Brouillet and seconded by Bill Stopper to **ACCEPT** the modifications to a site plan located at 778 New Haven Road, Applicant: G's Burgers and Fries, as shown on the elevation rendering received 12-19-2012 and the revised site plan dated 12-10-2012.

B. Accept Special Permit application, refer to Planning Commission, set Public Hearing for an interior lot located at 68 Arch Street, Applicant: Randy Quinn DBA ALX Ventures

Attorney Mike McVerry, on behalf of the applicant, ALX Ventures, LLC, explained that his client is proposing to come back with a six lot subdivision on the parcel which is in an RA-1 zone. He explained that one lot is an interior lot with access from Scott Street. Prior to bringing the subdivision plan to the Planning Commission, he explained that they are required to get a special permit. Diana clarified that the commission is only reviewing the interior lot. Attorney McVerry said the lot meets the minimum lot area and the setbacks. He

said they are asking the commission to accept the application. There was no further discussion.

**VOTED:** Unanimously on a motion by Sally Brouillet and seconded by Neil Mascola to **ACCEPT** the Special Permit application, **REFER** to the Planning Commission and **SET** the Public Hearing for February 20, 2013 for the interior lot located at 68 Arch Street, Applicant: Randy Quinn DBA ALX Ventures

- C. Commission discussion for a PDD located at Webb Road and Rubber Avenue, formerly Millville Nursery, Applicant: Attorney Michael McVerry/Jim Cormier

Attorney McVerry explained that the idea is to develop the property for residential use. He said the property is zoned I-2. Attorney McVerry said the proposal entails doing 138 units with access from Webb Road and another access off Rubber Avenue. He said the flood zone is delineated on the map. He said there was positive feedback for residential usage on a prior application. Attorney McVerry said they are being developed as apartments. Bill Stopper commented that it is the same thing as Southwood Apartments. A discussion ensued regarding subsidized housing. Attorney McVerry asked the commission if they had any comments or suggestions on the proposal. Sally asked what amount they would be renting for. The applicant, James Cormier, replied about \$1600-\$2000 a month. Their target occupant is someone who is not looking to purchase a home, but wants a quality rental. A discussion ensued regarding deed restrictions in the PDD that they are proposing. The commission expressed some concern over rental versus condos. Diana said the commission looked forward to hearing from them soon. There was no further discussion.

- D. **VOTED:** Unanimously on a motion by Sally Brouillet and seconded by Neil Mascola to **ADD** Attorney Kevin McSherry to the agenda to discuss 41 Cherry Street. Attorney McSherry explained a history of the building. He said it is currently owned by the Rotatori's, who plan on bringing it up to date. Steve passed the site plan out to the commission. Attorney McSherry explained that it is 4 apartments now and they want to make it 3 apartments and 1 business. The commission agreed that they will do an individual drive-by of the property. This item will be added to the agenda for January.

6. Commission discussion for Change of Use applications.

There were no Change of Use applications.

7. Commission discussion/ ZEO permits and various complaints.

Steve said he anticipated that the woman on Osborn Road with the tent will have it moved by Christmas. Diana asked him to report on it in January.

8. Chairman Report

There was no report.

**VOTED:** Unanimously on a motion by Neil Mascola and seconded by Sally Brouillet to **ADD** public comment to the agenda.

A member of the public asked about the proposed PDD on Webb Road. Diana explained that it was just a discussion and that they were not given a plan. She said they may be back with a plan for apartments as was described to the commission earlier.

**9. Adjournment**

**VOTED:** Unanimously on a motion by Sally Brouillet and seconded by Neil Mascola to adjourn the meeting at 7:37 P.M.

**RESPECTFULLY SUBMITTED:**

Neil Mascola, Secretary/sg