

**ZONING COMMISSION
MEETING October 17, 2012**

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

MEMBERS:

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

OTHERS:

Public: 3
Keith Rosenfeld, Town Planner
Sue Goggin

PUBLIC HEARINGS

6:00 PM PUBLIC HEARING – for an application for a Zone Change from R-15 to NHRDD for a portion of 848 New Haven Road. Applicant: Dean Rotatori

At 6:45 P.M. Joe Savarese opened the Public Hearing. Attorney Kevin McSherry, 38 Fairview Avenue, representing the applicant, explained that the property is on the northeasterly side of New Haven Road and runs about back about 300' currently in the NHRDD. He said they are looking to have the rest of this property zoned the same as the front of the property. He explained the surrounding makeup of the area. Joe asked if there was public comment. A discussion ensued between the commission, Attorney McSherry and some members of the public regarding area, setbacks and buffers. The application has been referred to the Planning Commission and will be heard at the November 5th meeting. The Public Hearing was continued until the November 14, 2012 meeting at 6:00 P.M.

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 September 19, 2012 Regular Meeting Minutes.

VOTED: 4-0-1 on a motion by Neil Mascola and seconded by Stanley Jaroneczyk to **ACCEPT** the September 19, 2012 Regular Meeting Minutes as written.

FOR

Neil Mascola
Stanley Jaroneczyk
Sally Brouillet
William Stopper

AGAINST

ABSTAIN

Diana Raczkowski

4. **OLD BUSINESS:**

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

The commission discussed how to handle these types of structures and whether they should be permitted as accessory structures. The commission asked Keith to check with the building inspector as to whether or not roofs are allowed on tree houses. A discussion ensued regarding the height of tree houses. Diana asked Keith to write up some of the proposed requirements. She said the above mentioned structures should not be more than 15 feet in height, the size would be limited, it will need a zoning permit, and the structures distance from neighbors has to be clarified. Sally asked about the aesthetics of what is put up. Keith said he would look into how surrounding towns handle that. There will be more discussion on this item at the next meeting.

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

The commission set a workshop date of Friday November 9th at 6:30 P.M. for an in-depth discussion on revising the sign regulations. Keith will give them input before that meeting.

Sally asked what was being done about the Giuseppe's sign. Joe said that once the sign regulations are revised, they will have to make it a smaller sign, like an Adopt-A-Spot sign.

Bill asked about the new sign at Mario's Pizza. He said it's been there about a month and he doesn't think it complies with the regulations. The Land Use Office will look into it.

5. **NEW BUSINESS:**

- A. Commission discussion/decision for property located at 848 New Haven Road.
Applicant: Dean Rotatori

There was no discussion on this item.

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

Diana said the paperwork she wanted the commission to read was on a thumb drive and asked Sue to print it in the Land Use Office.

VOTED: Unanimously on a motion by Neil Mascola and seconded by Sally Brouillet to take a 5 minute recess.

The meeting resumed at 6:22 P.M. Diana read the changes being proposed.

Joe Savarese arrived to the meeting at 6:25 P.M.

Diana said she would like the “Warren Avenue Blasting Conditions” added into Section 42. A discussion ensued regarding details of the changes. Diana clarified that there will be more in-depth discussion at the Public Hearing. Diana said that for the purpose of this application they are changing Section 42.2.6 to read “any excavation, deposition, grading or re-grading which is up to the 15’ limit of the property line, must be covered with not less than 4” of compacted, screened topsoil”. Diana asked Keith to review her changes for consistency with the others. Keith agreed and suggested that they bring it to the Borough Attorney to review also.

VOTED: Unanimously on a motion by Diana Raczkowski and seconded by Neil Mascola to **ACCEPT** the application for revisions to Section 42 of the Naugatuck Zoning Regulations, **SET** the Public Hearing for November 14, 2012 at 6:00 P.M., **REFER** the application to the Planning Commission.

C. 2012 Goals and Objectives.

There was no discussion on this item.

D. Resignation Joseph Savarese, Commission discussion, nomination(s), vote new Chair and, if applicable, other Officers effective November 15, 2012.

Joe submitted his resignation to the mayor on October 1, 2012. It will be addressed at the Borough Board meeting on November 6, 2012. Joe said he recommended that Sally be the first replacement for his place on the commission and that Bill be the second replacement for Stanley Jaroneczyk, who also submitted his resignation, effective October 19, 2012.

6. Commission discussion for Change of Use applications.

There were no Change of Use applications.

7. Commission discussion/ ZEO permits and various complaints.

8. Chairman Report.

9. Adjournment.

VOTED: Unanimously on a motion by Stanley Jaroneczyk and seconded by Neil Mascola to adjourn the meeting at 8:15 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary/sg