

**ZONING COMMISSION
MEETING September 19, 2012**

Joe Savarese opened the Regular Meeting at 6:00 P.M. with the following in attendance:

MEMBERS:

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

OTHERS:

Public: 2
Keith Rosenfeld, Town Planner
Sue Goggin

REGULAR MEETING

1. At 6:00, Joe Savarese opened the meeting with the Pledge of Allegiance and then took attendance. Joe appointed Sally Brouillet as a regular voting member in place of Diana Raczkowski and William Stopper as a regular voting member in place of Stanley Jaroneczyk.
2. No Executive Session.
3. Approval of the August 15, 2012 Regular Meeting Minutes and the August 22, 2012 Special Meeting Minutes.

VOTED: Unanimously on a motion by Neil Mascola and seconded by Rick Cool to **ACCEPT** the August 15, 2012 Regular Meeting Minutes as written.

VOTED: Unanimously on a motion by Neil Mascola and seconded by Rick Cool to **APPROVE** the August 22, 2012 Special Meeting Minutes as written.

4. **OLD BUSINESS:**

A. Bronko/Finlay Update.

Joe Savarese said that Mr. Bronko has filed an application with the ZBA to appeal the case. He said they will wait and see what materializes from that. There was no further discussion.

5. **NEW BUSINESS:**

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

Joe said they need to compare the existing to the new/proposed regulations. He said they will probably have 1 or 2 special meetings. The commission would like to have the new sign regs go into effect by January 2013. There was a

discussion about the Guiseppe's sign and it was concluded that they must make their sign smaller to meet the regulations.

- B. Commission Discussion for a restaurant located on the roof of Salem Square, 628 New Haven Road. Applicant: Jerry Nocerino

There was no discussion on this item.

- C. Accept a zone change application; Refer to Planning Commission; Set Public Hearing for property located at 848 New Haven Road. Applicant: Attorney Kevin McSherry

Attorney Kevin McSherry, 38 Fairview Avenue, said he and his client are asking for a public hearing to be set for the October meeting. He explained that they are asking for a small pie shaped piece to go into the New Haven Road Design District. It is currently zoned R-15. Joe Savarese set a public hearing for the October 17th zoning meeting.

- D. Commission discussion regarding play-scapes, house-scapes, tree forts and other outdoor recreational structures.

Joe said that in addition to tree forts, they have to discuss other recreational structures. The commission had a discussion on placement of the structures. Joe asked the Land Use Office to research how surrounding towns handle these structures.

- E. 2012 Goals and Objectives.

There was no discussion on this item.

- F. Additional item require 2/3 vote.

VOTED: Unanimously on a motion by Neil Mascola and seconded by Sally Brouillet to **ADD** Attorney McSherry's request to the agenda.

Attorney McSherry said this relates to property located at 37 & 39 Cherry Street and also 41 Cherry Street. He said both of the properties are located in the Rubber Avenue Design District. He said at 37 Cherry Street they would like to rehab it and have it stay a two family home. At 41 Cherry Street, they would like to do an office on the lower floor and an apartment on the upper floor. Attorney McSherry said they are looking for guidance from the commission. He said he believes they can do this with a site plan. There was a discussion about similar uses in the area. Joe Savarese felt that a site plan would be sufficient along with a rendering of the project.

- 6. Commission discussion for Change of Use applications.

There were no Change of Use applications.

- 7. Commission discussion/ ZEO permits and various complaints. (VTOL; Section 45.2.1)

Keith explained that the Borough of Naugatuck and Hartford Hospital are having a safety day at the high school. It involves the landing and take-off of a Lifestar helicopter. It is a one time thing that they would be approving.

VOTED: Unanimously on a motion by Neil Mascola and seconded by William Stopper to **APPROVE** the application for a “one time” helicopter landing/take off plot plan, Applicant: Borough of Naugatuck, on September 23, 2012.

8. Chairman Report.

The commission discussed the recent topic of forming a Conservation Commission.

9. Adjournment.

VOTED: Unanimously on a motion by Sally Brouillet and seconded by Neil Mascola to adjourn the meeting at 7:15 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary/sg