

**ZONING COMMISSION
MEETING April 18, 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
Neil Mascola
Stanley Jaroneczyk
Richard Cool
Sally Brouillet, alternate

OTHERS:

Public: 1
Wayne Zirolli, Borough Engineer
Sue Goggin, Secretary

PUBLIC HEARINGS

6:15 PUBLIC HEARING - For a mix of commercial and residential use located at 1177 New Haven Road. Applicant: David A. Hughes, P.E., L.S.

REGULAR MEETING

1. At 6:00 Joe Savarese opened the meeting with the Pledge of Allegiance and then took attendance. At this point, it was determined that a quorum was present.
2. No Executive Session.
3. Approval of March 21, 2012 meeting minutes.

VOTED: Unanimously on a motion by Diana Raczkowki and seconded by Neil Mascola to **APPROVE** the March 21, 2012 meeting minutes as written.

Joe said he would entertain a motion regarding adopt-a-spot under **NEW BUSINESS**.

VOTED: Unanimously on a motion by Diana Raczkowski and seconded by Neil Mascola to **ADD** for discussion/possible decision the item of restoration of the Naugatuck High School "N" sign located on Hillside Avenue.

This item was tabled until the end of the meeting.

At 7:04 PM, the commission revisited this item. Bill Stopper, 117 Stonefence Road, a member of the Naugatuck High School Class of 1959, said he would like to re-do the painted "N" on Sagamore Rock. They discussed it with Jonna Hunt, the principal of Hillside Middle School and she would like the 6th grade students to get involved. A discussion ensued regarding whether or not it could fall under the Adopt-A-Spot program. Mr. Stopper showed the commission an original picture of the wall with the "N" on it. Joe said they would like the style, the font and the dimensions of the "N".

Joe would like the Land Use Office to check with Ned on who owns the property. There was no further discussion on this topic.

4. OLD BUSINESS:

- A. Commission discussion for a mixed use of commercial and residential use located on 1177 New Haven Road. Applicant: David A. Hughes, P.E.,L.S.

David Hughes, 57 Norway Street, Oakville, showed the commission a letter asking to extend the public hearing by 30 days because they didn't receive approval from the Wetlands Commission. Joe asked for a brief overview of what Wetlands was asking for. David said they wanted a tax clearance form, a sign off from the Borough Engineer on the soil erosion and sedimentation control plan and a 10 foot silt fence along the top of the slope to prevent debris from going down the slope toward the stream. Diana asked if they added lighting to the site. David said there will be soffit type lighting under the overhang and there will be one 14 or 16' pole in the middle of the parking lot, which will illuminate the whole parking lot. Diana asked that the lighting be approved by Wayne and also shown on the plan. Sally voiced concerns about fencing being put along the driveway. David explained the driveway fencing (a wooden guardrail) and the landscaping. A discussion ensued regarding the type of trees to plant at the edge of the property bordering Beacon Valley Road. The commission reviewed the regulations to Mr. Hughes' plan regarding landscaping, parking and hours of operation. Joe said it will be up to the ZEO to monitor the growth of the trees every 6 months for up to 2 years. David will add that to the plan. David said he will submit revised plans to Steve Macary before the next meeting. A discussion ensued regarding the sign for the business. Mr. Gary Nuremburger, architect, showed the commission samples of the building materials and colors. He explained a few minor revisions to the building. Joe asked for public comment. Tom Malone, 3 Village Circle, said he would like to see the business come in, but he is concerned with the fact that the 2 driveways are going to be right on top of each other. New Haven Road is very accident prone. He said right now it is very difficult to take a left out of the current driveway. He felt that it will be worse with the new driveway. David said the DOT will be reviewing it and will also have to approve it before they can get a permit. Joe advised them to see what the DOT decides. David said the DOT will not look at the project until the local permits are given. It was determined that the Police Commission came to a determination that it's acceptable, but Joe wants them to readdress the issue. Joe asked that Steve talk to the Police Chief about the number of accidents on New Haven Road. The Public Hearing was continued to May 16th at 6:15 PM.

5. NEW BUSINESS:

- A. 2012 Goals and Objectives

There was no discussion on this matter.

- B. Commission Discussion/ Decision regarding Sign Regulations, Adopt a Spot,

Giuseppes, New Haven Road observations.

Joe said he would like to acknowledge the effort by Sally for looking at the different types of signs around town. She will submit her report to the Land Use Secretary to distribute to the commission at least a week before the next meeting. Sally clarified that the new regulations are not retroactive. Joe said he would like to phase in the new regulations in by 2013. There was further discussion on signing and the regulations in Naugatuck.

At 7:15 PM, the commission revisited this item. The commission discussed the reason for the number of accidents on New Haven Road. They would like Keith to report to the commission on traffic issues.

Joe gave some background on the Giuseppe's sign. It was agreed upon that the property is well maintained. Joe said he wanted to go before the Board of Mayor and Burgesses to try to get them to make a decision on the sign, but he was advised to let it be. Diana asked if there is a time limit on signs. Joe said they are supposed to be renewed once a year. Joe would like them to go for the Adopt-A-Spot and put up a sign that meets the criteria. Diana would like him to recoup the \$400 that he paid for the sign. This item was tabled until next month's meeting.

6. Commission discussion for Change of Use applications.

There were no Change of Use applications.

7. Commission discussion regarding follow-up of monthly ZEO report on an outstanding current zoning complaint.

There was no report on this item.

8. Chairman Report.

Joe will report at next month's meeting.

A. Thurston Rebuild

Joe said that he and Mary Davis will be sitting down with Jim Stewart to review the situation and to avoid mistakes like this from happening again.

B. ZEO Reporting Procedure

Joe said the reporting procedure will be changing its format to be more up to date. There also will be more stringent follow-up action. The operation will be more organized.

C. Add-on sales with liquor

Terri's Flower Shop went to Steve with a request for a permit to sell liquor in their fruit or flower baskets. Joe's feeling was that their primary business is selling fruit and flowers, not wine. The Borough Attorney agreed with Joe that

they don't need a liquor permit. They need to come up with a regulation regarding this. This will be added to the agenda as a solid item under New Business.

9. Adjournment.

VOTED: Unanimously on a motion by Stanley Jaroneczyk and seconded by Rick Cool to adjourn the meeting at 7:46 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary/sg