

**ZONING COMMISSION
MEETING August 15, 2012**

Joe Savarese opened the Regular Meeting at 6:06 P.M. with the following in attendance:

MEMBERS:

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

OTHERS:

Public: 6
Wayne Zirolli, Borough Engineer
Sue Goggin
Attorney Edward Fitzpatrick

PUBLIC HEARINGS

6:15 PUBLIC HEARING – for renovations to Naugatuck High School located on Rubber Avenue, Applicant: Borough of Naugatuck.

Jim Sperry, with Kaestle Boos Associates, explained the addition of rain gardens and their locations and how they will benefit the project. He showed the commission a rendering of what the site will look like when finished. A discussion ensued regarding adding lighting at the entranceway that is compatible with the rest of the outdoor lighting. Jim said they have reduced the number of parking spaces by 16. Diana asked about the effect of adding offices, yet reducing the parking. Jim said they added more parking in the back of the building. Sally asked how long the guarantee on the plantings will be. The commission agreed to a one year guarantee on the plantings. Chris Cardany, of Langan Engineering, explained the “treatment train”, which is how the water is treated throughout the drainage system. A discussion ensued regarding the filtration of heavy metals. Chris detailed the drainage system. They do not anticipate blasting on the site. Diana asked if they will be bringing in and removing less than 350 yards of material. Jim Sperry replied that they will be moving more than 350 yards of material, but the grades will remain the same. Diana said the amount of material being moved needs to be on the site plan. Jim Sperry said they will provide that information on the Sediment & Erosion Controls plan. A discussion ensued regarding the zinc leeching from the crumb rubber in the synthetic turf. Alternatives were suggested and Kaestle Boos said they would look at the alternatives. Joe asked if anyone from the public had any comments. There was no public comment. There was a discussion about the stockpiling of material during construction. Jim clarified that they have a tight time schedule. There was discussion between Attorney Fitzpatrick and the commission about what can be put in the motion as conditions. Joe asked for public comment. Ed Carter, of May Street, said he would advise, since there was talk of a bid alternative, that the commission leave it generic and also allow the agency handling the bid to look at other alternatives. Joe read into the record the final approval from the Inland Wetlands Commission with the conditions. Mary Davis, of 180 Donovan Road, said she was very pleased that the zoning commission realized the importance of the environmental issues with crumb rubber and that they are considering the health of the community and also the environment. She said she is also glad that they are taking the precautions that they are allowed to take under the Special Permit. There was no further public comment.

REGULAR MEETING

1. At 6:06 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 Stanley Jaroneczyk.
2. No Executive Session.
3. Approval of the June 20, 2012 Regular Meeting Minutes.

VOTED: 6-0-1 a motion by Neil Mascola and seconded by Sally Brouillet to **ACCEPT** the June 20, 2012 Regular Meeting Minutes as written.

<u>FOR</u>	<u>AGAINST</u>	<u>ABSTAIN</u>
Joseph Savarese		Diana Raczkowski
Neil Mascola		
Rick Cool		
Sally Brouillet		
William Stopper		
April Slauson		

4. OLD BUSINESS:

- A. Commission discussion/decision for renovations to Naugatuck High School located on Rubber Avenue, Applicant: Borough of Naugatuck.

Rick Cool said he is for approving the project. The commission discussed the drainage on the fields. Wayne said there will be drainage on all the fields. Diana said she was concerned with the maintenance of the Vortechincs untis. Joe asked where the maintenance responsibility lies. Attorney Fitzpatrick said his understanding is that the Vortechnic Units and the gallery system will be maintained by the Borough. Bob Roland, Street Superintendent, indicated his department would be responsible for maintaining that and also the fields. There was further discussion on conditions regarding material in and out and stockpiles. The lighting and the chain link fence at the entrance was discussed. If blasting is required, the Matty's Paving/Warren Ave blasting plan shall be implemented. Wayne suggested that they add that the maintenance schedule must be adhered to for the warranty to be valid. Joe explained that he had a meeting with Wayne McAllister, Bob Pease and Wayne Zirolli about any plans for buildings that are or soon to be vacated.

VOTED: Unanimously on a motion by Diana Raczkowski and seconded by Sally Brouillet to **RECESS** the meeting at 8:52 P.M.

The meeting reconvened at 9:22 P.M.

Joe Savarese appointed Bill Stopper as a regular voting member in place of Neil Mascola. Diana said for the record that she missed the June meeting but listened

to the tape. Also, Mr. Stopper was at the June meeting so he is up to date on all the information.

VOTED: Unanimously on a motion by Diana Raczkowski and seconded by Rick Cool to **APPROVE** the application for a special permit for renovations to Naugatuck High School located on Rubber Avenue, Applicant: Borough of Naugatuck, with the following conditions:

1. The Inland Wetlands Commission conditions for the plan shall be made part of these conditions with the following addition: the Superintendent of Streets shall be responsible for maintaining the hydrodynamic separator(s) system according to industry standards for that particular unit.
2. Stockpiles of earth materials shall be limited to areas shown on the plan and in accordance with the CT Soil and Erosion Control Handbook as amended.
3. No processing of earth materials (including, but not limited to washing and crushing of stone) is permitted on the site.
4. All exposed areas on the site shall be suitably stabilized as specified in the CT Soil and Erosion Control Handbook as amended.
5. Two additional light towers shall be installed on the sidewalk side of the driveway entrance that are compatible in design to the existing lighting.
6. All specified trees shall be no less than 10-12 feet in height and guaranteed for one full growing season.
7. If blasting is required, the same requirements used for the Matty's Paving/Warren Avenue project shall apply.
8. Plantings shall be placed along the chain link fence at the entrance to screen it from view.

Concerns and recommendations:

The Zoning Commission recommends:

1. The Police Commission shall consider placing 1 hour parking limits along Rubber Avenue in the vicinity of the high school to address the congestion that student parking in the area presents.
2. Based on information submitted and discussed at the Public Hearing relative to potential health and environmental risks, this commission strongly recommends that the applicant consider an alternate in-fill material to crumb rubber for its synthetic turf field.

5. NEW BUSINESS:

A. 2012 Goals and Objectives

There was no discussion on this topic.

B. Commission Discussion/ Decision regarding Sign Regulations, Adopt a Spot, Giuseppes, New Haven Road observations.

Joe Savarese said he and Sally Brouillet went to the last Borough board meeting to get input regarding signs. He said the bottom line is that no signs will be allowed on Borough property. He said they hope to have the revised regulations put into effect in January. It was clarified that the Zoning Commission has the final decision on signage in town.

- C. Commission discussion/decision for a zone line revision located at 848-866 New Haven Road, Applicant: Dean Rotatori

Attorney Kevin McSherry, 38 Fairview Avenue, said he was there on behalf of Dean Rotatori. He was there to ask for a zone line revision for property located at 848-886 New Haven Road. They want to remove the auto body business and replace it with self storage and a fast food restaurant. There was no application filled out. The commission agreed that the applicant needs to fill out an application so the commission can see what will be on the property before they can make a zone line revision. There was a discussion over what zone lines they wanted to move. Joe said they will need to apply for a Special Permit. Attorney McSherry said they will work to get the application done for next month's zoning meeting. There was no further discussion.

- D. Commission discussion/decision for a modification to a special permit located on 1177 New Haven Road, Applicant: David A. Hughes, P.E., L.S.

David Hughes, 57 Norway Street, Oakville, said he was there on behalf of Eric Huang, of 1177 New Haven Road. He said they were there to ask for permission to make a couple of modifications to the site plan. One of the modifications would be the construction sequence and phasing and the other is the building configuration. They would like 3 (approximately 2000 square foot) phases instead of 2. The owner would like to eliminate the second floor on Phase I and construct according to the original plan in Phase II. There will also be minor changes to the grading in the rear of the building. The sidewalk will be a little steeper. Wayne Zirolli, Borough Engineer, said the changes to the grading are within 10%, which is minor. Gary Nuremberger, architect for the applicant, showed the commission revised renderings of the proposed changes to the building.

VOTED: Unanimously on a motion by Diana Raczkowski and seconded by Neil Mascola to **APPROVE** the following changes for a modification of a Special Permit located at 1177 New Haven Road, Hunan Wok, Applicant David Hughes, P.E., L.S. The changes would be: In the construction sequence and phasing of the plan, instead of 2 phases, there will be 3 phases and each phase will be approximately 2,000 square feet of development involved in each phase. They would eliminate the 2nd floor in Phase I and construct it according to the original plan in Phase II in the middle of the structure to improve the aesthetic overall. Minor grading changes in the rear to approximately 10% grade and the locations of the fans is to be changed as shown on the revised plan.

- E. Additional item require 2/3 vote.

There were no additional items.

6. Commission discussion for Change of Use applications.

There were no Change of Use applications.

7. Commission discussion/ ZEO permits and various complaints.

There was no discussion.

8. Chairman Report.

There was no Chairman's report.

9. Adjournment.

VOTED: Unanimously on a motion by Diana Raczkowski and seconded by Rick Cool to adjourn the meeting at 9:31 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary/sg