

**ZONING COMMISSION
MEETING February 15, 2012**

Joe Savarese opened the Regular Meeting at 6:03 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

OTHERS:

Public: 10
Wayne Zirolli, Borough Engineer
Steve Macary, CZEO

PUBLIC HEARINGS

6:15 PUBLIC HEARING – For 11 dwelling units located on 56 Terrace Avenue.
Applicant: Attorney Kevin McSherry.

At 6:30, Attorney McSherry began the discussion regarding 56 Terrace Avenue. He submitted the easement document into the record regarding the parking arrangement for 42 Terrace Avenue. Doug Columb showed the commission how many spaces would be available for 42 Terrace and 56 Terrace Avenue combined. Joe Savarese read a letter from Attorney Hess into the record regarding the proposed use of 11 units at 56 Terrace Avenue and the parking they would be using. The parking in question belongs to 56 Terrace Avenue, but Attorney Hess has a deeded right to park there. Joe Savarese opened the meeting up to the public. Thomas Ramos, of 22 Terrace Avenue, voiced concerns over the amount of increased traffic the apartments would bring in. Joe said anytime there could be an issue with traffic, they refer the matter to the Police Commission to do a traffic study. Wendy Murphy, of 32 Terrace Avenue, said the street is not wide all the way around. There already is increased traffic, due to the bumpiness of Hillside Ave. Joe said that they would rely on the Police Commission's recommendations. Ivana Gilday, of 195 Hillside Avenue, said her back yard abuts 56 Terrace Avenue's property. She is concerned about the density and the quality of life. Diana Raczkowski asked if it was going to be age restricted housing because the regulations say you need 1½ parking spaces per unit for that, instead of 3. Attorney McSherry said they will address this at the next month's meeting. The commission set a site walk for March 14, 2012 at 4:00 p.m. and a rain date of March 15, 2012. Joe Savarese continued the public hearing to the March 21, 2012 meeting at 6:15 p.m.

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

REGULAR MEETING

1. At 6:03 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. Joe appointed Sally Brouillet a regular voting member in place of Stanley Jaroneczyk.

2. No Executive Session.
3. Approval of December 21, 2011 meeting minutes, January 18, 2012 meeting minutes and the January 30, 2012 special meeting minutes.

VOTED: At 6:07, unanimously on a motion by Diana Raczkowski and seconded by Neil Mascola to **APPROVE** the December 21, 2011 meeting minutes, January 18, 2012 meeting minutes and the January 30, 2012 special meeting minutes as written.

4. **OLD BUSINESS:**

- A. Commission discussion/decision for 11 dwelling units located at 56 Terrace Ave. Applicant: Attorney Kevin McSherry

This topic was discussed at the Public Hearing as shown above.

5. **NEW BUSINESS:**

- A. 2012 Goals and Objectives

Joe said that signage is going to be the major project for the year. This subject was continued until next month's meeting.

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

Joe Savarese revisited the discussion on Adopt-a-spot signs. He showed the commission a picture of the Giuseppe's sign, which is on the Borough of Naugatuck's property. He explained that Mr. Miele takes care of the landscaping around the sign. It came up that the owner of Giuseppe's didn't get a zoning permit for the sign. Sally asked if the zoning commission can levy fines if they didn't go through the proper channels to put up the sign. Diana thought a better idea would be to have them alter the sign to say something like "Welcome to Naugatuck" rather than be just an advertisement for the restaurant. Joe showed the commission a number of pictures of different signs put up by different groups around Naugatuck. A discussion ensued regarding the signs, the focus on them and liability on the properties. The commission decided they need to clarify the regulations and set a standard regarding signs. Joe said they will go before the Borough Board to decide the best way to handle the Giuseppe's sign situation.

- C. Commission Discussion/Decision concerning appointment of deputy ZEO.

It was recommended that Wayne Zirolli serve as the deputy ZEO.

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.

Steve said he is getting a lot of calls regarding people selling cars on personal property. They are being notified that they must apply for a special permit.

8. Chairman Report.

Joe said he is going to ask the Borough Attorney to come to the next meeting to clarify the Zoning Commission's role versus the Zoning Enforcement Officer. Steve said he would like Ned to tell him his rights regarding going on properties to check out violations.

9. Adjournment.

VOTED: Unanimously on a motion by Neil Mascola and seconded by Rick Cool to adjourn the meeting at 8:00 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary/sg