

**ZONING COMMISSION
MEETING June 20, 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

OTHERS:

Public: 7
Steve Macary, ZEO
Sue Goggin
Wayne Zirolli, Borough Engineer

PUBLIC HEARINGS

6:15 PUBLIC HEARING – to install lights over a ball field located at Hop Brook School, Applicant: Borough of Naugatuck

Wayne Zirolli, Borough Engineer, began by showing the commission the location of the lights on the field. He said there would be four light standards about 30 feet high around the field. Wayne said the main use would be for Pop Warner football practices. The organization will reimburse the town for the installation up to \$25,000. They will have rights to the lights from August 1 through November 30. They will schedule with the recreation director for the town. The Borough will be responsible for maintenance and paying the utility charges. Joe Savarese opened the hearing to the public. Brian Macauto, of 23 Brennan Street, said one of the lights is in direct view from his residence. A discussion ensued regarding the placement of the lights. There was further discussion regarding the color of the light posts. Wayne said he would recommend ordering green lights to blend in with the greenery. Brian said if the light that is in his view could be moved about 10 feet it would be out of his line of sight. Wayne said he will look into that. Paul McGrath, 15 Walnut Terrace, president of Naugatuck Pop Warner football, said the Parks Commission felt that this was a good site for the league to use. He said that there will be no more than 2 small teams there at one time. Their practices are done by 8:00 PM and the lights would be off by 8:30 PM. The teams practice Monday through Thursday purely for practice. They chose this site so that in the spring other teams could use it. Frank Johnson, 29 Margaret Circle, a coach with Pop Warner, said he supports the idea. He said being cramped at St. Francis field was difficult. He felt that this field will offer the town another option while the high school is being renovated. Joe asked if there was anyone else from the public that would like to speak. There was no further public comment. Joe closed the public hearing.

6:30 PUBLIC HEARING – for renovations to Naugatuck High School located on Rubber Avenue, Applicant: Borough of Naugatuck.

Jim Sperry, with Kaestle Boos Associates, architects for the project, reviewed the plans for the commission and explained that they will be doing a complete renovation. He explained the changes to the parking and driveway configuration. He also described the changes to the athletic fields and their drainage. Chris Cardeny, with Langan Engineering and Environmental Services, began by explaining the drainage system in more detail. He compared the existing to the proposed so the commission could see the improved drainage. A discussion ensued regarding the size of the pipes to be used. Jim Sperry said the modifications will have a significant impact on water runoff. He said that they have Fire and Police Commission's approval and they are going before the WPCA tomorrow night. Wayne Zirolli said he can attest that the plan is good. Sally asked to see a rendering of the front & back sides of the school as well as the entrance, the landscaping and the sign. She said she was concerned about the fact that you can't see the school from the road, so the entrance needs to really look nice. Bill Stopper asked about the status of the five houses in the front of the school and if the town was going to buy them. Jim said they can't plan for that because it wouldn't happen within the time frame of this project. If the town did buy them down the road, they will consider adding some additional parking and also the opportunity to have a nice greenbelt. Joe asked them to explain the maintenance factor for the underwater storage systems. Chris explained that the systems are low maintenance. Jim said there will be a maintenance plan on the final plans. Shirley Anderson, of 30 Joseph Road, expressed concerns over added parking because the runoff will go into the brook. Jim responded that there is actually going to be a reduction in parking and that the asphalt area. Shirley said she was concerned with too much going into the brook at once. Chris said that more water will be able to back up onto the site with the system they've designed. He said they will be regulating them up to a hundred year storm. Jennifer and Mark Chartier, of 569 Rubber Avenue, said they are neighbors to the high school. They questioned the detention areas. Chris explained how they work. Mark asked that the system be moved to the other side of the bridge. Jim Sperry explained that it can't be moved due to state limitations. It would exceed the money that has been approved. The public hearing was continued to July 18, 2012 at 6:15 P.M.

REGULAR MEETING

1. At 6:00 Joe Savarese opened the meeting with the Pledge of Allegiance and then took attendance. Joe appointed Sally Brouillet and William Stopper as regular voting members.
2. No Executive Session.
3. Approval of the May 9, 2012 and May 16, 2012 Meeting Minutes.

VOTED: Unanimously on a motion by Neil Mascola and seconded by Bill Stopper to **ACCEPT** the May 9, 2012 Special Meeting Minutes and the May 16, 2012 Regular Meeting Minutes as written.

4. OLD BUSINESS:

- A.** Commission discussion/decision to install lights over a ball field located at Hop Brook School, Applicant: Borough of Naugatuck

April said she would like to see the light post moved if possible. Wayne said he will try to get it moved. There was no further discussion.

VOTED: Unanimously on a motion by Neil Mascola and seconded by Richard Cool to **ACCEPT** the Special Permit to install lights over a ball field located at Hop Brook School, Applicant: Borough of Naugatuck.

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

Joe asked if there was any discussion on the Naugatuck High School renovation. A discussion ensued regarding oversight of the project. Neil expressed concern over the people working on the project. Joe said they could have the Oversight Commission or the BOE to address the Zoning Commission. Joe said he would like to know what the Borough's plan is for the vacant schools/buildings in town. Joe asked that a meeting be set up between himself, 2 BOE members, Keith, Wayne Zirolli, Wayne McAllister, Tony Whelan and Jim Stewart to discuss the topic. No further discussion took place.

5. NEW BUSINESS:

- A.** 2012 Goals and Objectives

Joe said that one of the commission's goals is reworking the sign regulations, which Sally and Bill have been working on. He said the biggest thing they are working on is tag sale signs. He also said that package stores in town have a lot of signs up, but would like to use the now cleaned up D & D Liquors as a role model. There was a discussion regarding sandwich boards around town and whether they should be allowed or not.

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

Joe said they are always looking for volunteers to help revise the sign regulations. April said she would help Sally and Bill with this. Joe explained about the Adopt-A-Spot program in Naugatuck. He then gave a little background on the Giuseppe's sign.

- C.** Additional item require 2/3 vote.

VOTED: On a motion by Neil Mascola and seconded by Bill Stopper to add Attorney McVerry and the Fragoso property to the agenda.

Attorney McVerry, of 35 Porter Avenue, said he was there on behalf of Anthony and Arminda Fragoso who live on Heritage Drive in Naugatuck. They are here regarding property on Bowman Drive, Lot 19. He explained the history of the Bowman Subdivision. He said the Fragoso's purchased the property in 1978. He said that the property was still part of the subdivision, but that revisions had been made to the zoning map. He believed that when nearby properties were made into an R-65 zone, that they inadvertently included the Fragoso's property in that zone. Joe explained the reason for the change in the zones, but agreed that the two lots should have been grandfathered in and given the ability to be split. Wayne also agreed that when the GIS coordinator was doing the mapping, this parcel did not show up, so it was an oversight. The map will be corrected.

VOTED: Unanimously on a motion by Bill Stopper and seconded by Neil Mascola to **ALLOW** Lot # 8816E48, on the old map, to revert back to its original R-15 zone and also have the current zoning map corrected in accordance with that.

Mindy Fragoso, 68 Heritage Drive, thanked Steve, Keith, Sue & the commission for all their hard work.

VOTED: On a motion by Neil Mascola and seconded by Rick Cool to **ADD** Mr. Finlay to the agenda for his report.

Joe explained a little background on this matter. Mr. Finlay said he was disappointed not to be put on the agenda. Joe said they anticipated a huge turnout for the NHS Public Hearing. He said because they received a favorable report from Wayne and from Southwest they decided the matter could wait until the July meeting. He said he also spoke with Mr. Bronko and he didn't seem to have any concerns. Mr. Finlay asked when they are going to have a meeting on the tree fort issue. Steve said he is not too sure how to address it. He said ultimately it would be up to the commission to decide what to do. Joe said they have no regulations regarding tree forts, so the commission will have to institute a regulation to cover tree forts or have them take it down. Joe said once the current issue is settled, then the commission will handle the tree fort issue. Joe said Mr. Finlay will be first on the agenda for the July meeting. Steve said they will open the meeting with Old Business. Mr. Finlay asked if they will discuss the tree fort. Joe said if they have time due to the public hearing.

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 Sally Brouillet and seconded by Neil Mascola to adjourn the meeting at 8:52 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary/sg