

**ZONING COMMISSION  
MEETING March 21, 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: 8  
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.

Kevin McSherry explained to the commission that the plan is similar to housing on 75-77 South Main Street. Doug Columb said he met with Pete Hess and they came to an agreement on the parking for the two properties. Joe Savarese asked for public comment. Susan, a neighbor in the back of the property, wanted Doug to explain the parking plan to her. There will be dedicated parking for each apartment. Attorney McSherry said they reduced the number of units from 11 to 9 dwelling units. He showed the commission a map with the placement of the grass, plants and flower beds. Joe asked about the office space. Doug told him it would be used for an office manager for the apartments. Doug said there would be 3 units plus an office on the first floor, 4 on the second and 1 on the third floor. A discussion ensued regarding lighting on the property. Concerns were raised about the steep slope of one of the parking areas. Joe proposed they add curb stop with a rail to the conditions for that area of parking. Joe opened the discussion up to the public. Wendy Murphy, of 32 Terrace Avenue, asked if the garage, which she understood to be dangerous, would be taken down before occupancy. Attorney McSherry said their intent is to take it down. Diana said they will make a condition that it will come down before occupancy. Wendy asked if the office will be rentable. Joe said the office will be used as a maintenance office for the rental staff. Wendy asked if they would have to come before the zoning commission again if they decide to rent it. Joe said they could make it a condition that they would have to come before the commission. Wendy's concern is an increase in traffic depending on the type of office it's used for. Doug said once Grasshopper moves out, it will either be an office or an apartment. If it changed to an apartment, they would also have to go before the commission for a change of use. A discussion ensued regarding the building's assessment and sewer hook-up fees. Diana asked Wayne about landscaping and run-off. Wayne said he didn't see any need for additional controls. Maybe during construction they might need some hay bales if they are modifying the parking. They discussed the erosion controls on the plans. Ivona Gilday, 195 Hillside Avenue, asked if there are any rules or regulations or standards that

say that if you go to put in an apartment it has to have a certain amount of square footage in order to have some kind of a standard of living. Attorney McSherry said there are no such standards in Naugatuck. Ivona expressed her concerns with the building being turned into a cheesy commercial property. She also expressed concern that there are too many units. Joe felt that, done correctly, the project would be more of an asset to the town rather than a decaying building. A discussion ensued regarding the exterior of the building. If they install a sign, they would have to come back and get approval from the ZEO. The commission is going to make it a condition that there are to be no more than 2 people per apartment. There was further discussion regarding the interior of the units and also the type of people they are aiming to rent to. The public hearing was closed at 7:07 PM.

**6:30 PUBLIC HEARING** - For a mix of commercial and residential use located at 1177 New Haven Road. Applicant: David A. Hughes, P.E., L.S.

Attorney Fred Hellish, representing Eric Huang, began by telling the commission that it will be a 2 phase project. He described the phases briefly. He said Mr. Huang has owned a restaurant in Naugatuck for 10 years. His lease is ending soon, but he likes the area and with his family would like to continue running his business here. He wants to move the business from 1157 to 1177 New Haven Road. They have received approvals from WPCA, the Fire Department and the Town Engineer, subject to some additional stipulations. The Planning Commission has given a recommendation in this process for approval. The Inland Wetlands application has been filed and a site walk is scheduled for next week. David Hughes, Engineer, of 57 Norway Street, Oakville, showed the commission receipts for letters notifying the neighbors of the public hearing, to be put into the record. He passed out maps and described the project in detail. He explained the topography in detail. He said that Phase I will be approximately 2016 square feet and will be the restaurant on the first floor and on the second floor will be the residential units. There will be 2 apartments, one with 3 bedrooms and the other with 2 bedrooms. They think that Phase II will be 2 units housing some type of small retail or realty office, but they are not sure. Diana clarified that they would be approving Phase II now and that only the building itself is Phase II. Wayne suggested that they implement a bio-retention basin. Diana asked Steve to bring the blasting regulations to the next meeting. Diana asked that they let the commission know what they will do with areas that are exposed more than 2 weeks. She also said that they need to put the contractor's name, address and phone number (or someone to call with an issue) on the soil and erosion map. A discussion ensued regarding the landscaping. Diana said they would like to have the white pines 8-10' in height and 15' on center. They would also like the cherry tree to be 8-10' in height. David handed out parking calculations according to the regulations and compared to other locations. Then they discussed the outdoor lighting and signage. Gary Nuremberger, architect, showed renderings of the property and a discussion ensued regarding the look of the new building. The commission set a site walk for Monday April 9<sup>th</sup> at 5:00 PM at 1177 New Haven Road. Mike Bronko, 34 Fairfield Court, asked if the state had any requirements for this project. Steve said the State of Connecticut would get involved after the zoning commission's approval. The Public Hearing was continued until the April 18<sup>th</sup> meeting at 6:15 PM.

## 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. Joe appointed Sally Brouillet a regular voting member in place of Richard Cool. He arrived at 6:03, so Sally was returned to an alternate.
2. No Executive Session.
3. Approval of February 15, 2012 meeting minutes.

**VOTED:** Unanimously on a motion by Neil Mascola and seconded by Stanley Jaroneczyk to **APPROVE** the February 15, 2012 meeting minutes as written.

### 4. **OLD BUSINESS:**

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

Rick Cool felt that 8 units is too much for that area. He would prefer to see a 3 family type of set up. Joe felt that they had to look at what the needs are. It is consistent with what is going on in the neighborhood. A discussion ensued regarding the makeup of the neighborhood. Neil and Stanley said they like the proposal. Sally said yes- she would rather see a single family living in it like the old days, but the old days are gone. Diana felt that they should be grateful that someone wants to preserve it. She didn't feel that it would cause any strain in the area.

**VOTED: 4-1-0** on a motion by Diana Raczkowski and seconded by Neil Mascola to **APPROVE** the nine dwelling unit apartment complex located at 56 Terrace Avenue, Applicant: Kevin McSherry, with the following conditions:

1. The garage shown on the plans is to come down before any occupancy on the property occurs.
2. Any trees proposed should be a minimum of 8-10' tall and guaranteed through 2 growing seasons.
3. Parking is approved for 9 apartments only. If any additional apartments are proposed, that would have to come before the zoning commission.
4. There would be a limit of 2 adults per unit. The office space designated on the plan is for apartment business use only. Any future different use would have to go before the zoning commission.
5. That curb stops be installed along the parking area on Terrace Avenue to avoid anyone from going down the embankment by accident.

**FOR**

Neil Mascola  
Stanley Jaroneczyk  
Sally Brouillet  
Joe Savarese

**AGAINST**

Rick Cool

**ABSTAIN**

- B. 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.
- C. Report from Finlay and Bronko families regarding work ordered by the Naugatuck Zoning Commission on January 18, 2012 for their respective properties.

Attorney Richard Bruno, 20 South Main Street, Cheshire, said he listened to the minutes from the January 30 meeting. He asked if Mr. Finlay came in with a proposal to rectify the situation, for which he had 60 days from January 30. He said if he hasn't, will the recommendations by the Southwest Conservation District be enforced. Joe said they hadn't received a report from Mr. Finlay. He said Wayne Zirolli, the Borough Engineer, is handling the situation and working with Southwest Conservation. Wayne said he spoke with Mr. Finlay and with Attorney Savarese. He would like to get together with the Finlay's, the Bronko's and Attorney Savarese. Attorney Bruno said there were 2 concerns going into the rainy season. Along the border, where there should be a swale, the water is coming through onto the Bronko's property. In the back of the property, the steepness is not stabilized and with heavy rains there will be more problems. Joe said they are trying to be reasonable about this. They want to stay in the 60 day time frame and they will have to call a special meeting on the 60<sup>th</sup> day. If there is no action, then there needs to be stronger enforcement. The Bronko's reported that they applied the hay bales. Joe asked Wayne to contact Mr. Finlay. Diana said the Bronko's and the Finlay's need to be sent a certified letter. The special meeting was set for April second at 6:00. (A room wasn't available at 6:00, so the time was changed to 7:00 after the meeting adjourned.)

**5. NEW BUSINESS:**

- A. 2012 Goals and Objectives

Joe said their prime goal this year is signage. He felt that they need to set standards for putting signs up around town.

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

Linda Ramos, 17 Carriage Drive, chair of Beautification and Adopt-A-Spot said she would like Adopt-A-Spot to remain the way it looks. She is the only one who orders the signs from CT Signcraft. The reason for her being there is to ask the commission not to change the look of their signs. Joe said the commission

likes the program and their signs. He explained that the Zoning Commission controls the legislative and regulatory basis of all signs in Naugatuck and in some cases they are being overlooked. They came to the agreement that any sign project needs to come before the zoning commission. Joe said they need to set standards for signs.

**6. Commission discussion for Change of Use applications.**

Steve said the Hookah Lounge on Rubber Avenue by Ferrari's Appliance is now gone. Steve said he did a Change of Use for there. Mark Ferrari wants to open a chain restaurant called Dickie's fast food. Steve said he thought it is a barbecue restaurant. The Hookah Lounge seated 30-40 and had parking for 25 cars. Mr. Ferrari is proposing 21 parking spots, he needs 16 and is seating 14 people. He is showing parking on the side of the building and also plans to use the municipal lot. He had to move the handicapped spots per the building inspector. Steve said he and Keith both signed it because there was less impact and less traffic. Also, there is no exterior work to be done. Diana's concern was the traffic in and out and that it's a very congested area. Joe asked that he show on the site plan a traffic flow report. Steve said he will talk to Walter Bertotti on the police Commission regarding traffic in the area.

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

There were no special permits or site plans. Diana asked Steve to make sure that Chemtura complied with the March 15<sup>th</sup> agreement to stop all processing, sifting crushing and all equipment be taken off the property. Steve will go out and look at it. Joe asked Steve to check out the cars on Union City Road. Steve said he had cleaned up a lot. He said the last time he was out there, the lot was empty. Joe asked him to take pictures of the string of vehicles on Wasserback's property. Diana asked about the tent on Osborn. Steve said he hadn't been out there.

Steve told the commission that Terri's Flower Shop wanted to sell wine in fruit and gift baskets. She came in for a permit and what the liquor commission wants is a zoning commission meeting held. She can't get a permit from the liquor commission until the zoning commission signs off. A discussion ensued regarding zoning regulations and alcohol. They agreed that Steve will contact Ned when he returns to the office.

Steve said he had a modification to a site plan. He said Joe's Barber Shop on 169-171 Rubber Avenue, which has already been there for 150 years, renovated the building without getting any permits. He needed a sign off of the modification to the site plan before the building inspector would give him his building permits. He paid his fees to the land use office. He got a plan drawn up. Steve explained the parking situation according to the map. Steve said he is asking for approval from the zoning commission.

**VOTED:** Unanimously on a motion by Richard Cool and seconded by Stanley Jaroneczyk to **APPROVE** Joe's Barber Shop at 169-171 Rubber Avenue Naugatuck for a modification to a site plan.

**8.** Chairman Report.

Joe will report at next month's meeting.

**A.** Thurston Rebuild

At 6:05 P.M. a discussion ensued regarding reporting procedures.

**B.** ZEO Reporting Procedure

There was no discussion on this item.

**9.** Adjournment.

**VOTED:** Unanimously on a motion by Stanley Jaroneczyk and seconded by Neil Mascola to adjourn the meeting at 9:29 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary/sg