

**ZONING COMMISSION
MEETING May 16, 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
Richard Cool
Sally Brouillet, alternate

OTHERS:

Public: 0
Steve Macary
Sue Goggin, Secretary

PUBLIC HEARINGS

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

Joe began by summarizing the project for the commission. David Hughes, 57 Norway Street, Oakville, handed out new plans with revisions on them. He explained the conditions that each commission put on the project. He also gave his findings on white pines as requested by the commission. Kermit Hua, registered traffic engineer with KWH Enterprises, gave a report as requested by the zoning commission. He said his overall impression is that the amount of traffic generated on New Haven Road is not significant. He said the first thing he did was to research Walmart's report from 2010. He said that from that report he concluded that the existing traffic condition is operating favorably in the area. The second thing that they looked at is data from the Naugatuck Police Department on the total number of accidents for the past three years. At the intersection of Candee Road and New Haven Road, the results are as follows:

2010- 18 accidents
2011- 7 accidents
2012- 2 accidents so far

They also looked at DOT statistics from 2006-2008 and found that 2/3 of the accidents were rear-end accidents, which are not as severe. He said his impression, based on these numbers, is that he doesn't see any significant safety concerns at this location near the project site. The third thing they looked at was the number of trips that would be generated by the site with data used from the Institute of Traffic Engineers. Their estimate is that the site would generate 23 trips on a weekday morning, 33 trips on a weekday afternoon (peak) and 39 trips on Saturday midday at peak time. The peak for the restaurant and the peak for New Haven Road traffic will be at opposite times. Stanley asked where the sign would be placed. David said on the left side of the driveway. It was clarified that they would have to come before the commission for a permit for the sign. Joe asked for any public comment. There was no public comment. Joe closed the public hearing.

REGULAR MEETING

1. At 6:00 Joe Savarese opened the meeting with the Pledge of Allegiance and then took attendance. Joe appointed Sally Brouillet a regular voting member in place of Richard Cool. Richard Cool arrived to the meeting at 6:30 PM.
2. No Executive Session.
3. Approval of the April 2, 2012 special meeting minutes, the April 18, 2012 meeting minutes and the May 9, 2012 special meeting minutes.

VOTED: 4-0-1 on a motion by Stanley Jaroneczyk and seconded by Neil Mascola to **APPROVE** the April 2, 2012 special meeting minutes as written.

<u>FOR</u>	<u>AGAINST</u>	<u>ABSTAIN</u>
Neil Mascola		William Stopper
Stanley Jaroneczyk		
Sally Brouillet		
Joseph Savarese		

VOTED: 5-0-1 on a motion by Neil Mascola and seconded by Stanley Jaroneczyk to **APPROVE** the April 18, 2012 and the May 9, 2012 meeting minutes as written.

<u>FOR</u>	<u>AGAINST</u>	<u>ABSTAIN</u>
Neil Mascola		William Stopper
Stanley Jaroneczyk		
Sally Brouillet		
Joseph Savarese		
Richard Cool		

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.

VOTED: Unanimously on a motion by Neil Mascola and seconded by Stanley Jaroneczyk to **ACCEPT** the special permit site plan for the construction of a 6,000 square foot building, restaurant, apartments, parking lot, storm water catch basin, subsurface containment structures and discharge pipe to Straitsville Brook within the 100' Upland Review Area, 1177 New Haven Road, representative David Hughes, with conditions from the Borough Engineer, dated May 16, 2012, with the conditions dated May 10, 2012 from the Inland Wetland Commission and with the conditions from May 9, 2012 from the KWH traffic study.

5. NEW BUSINESS:

- A. 2012 Goals and Objectives

Joe said that signs are going to be the commission's goal and objective for this year. Mr. Stopper said he will work on revising the sign regulations with Sally. Joe has plans to meet with the Borough Board regarding signs on the Borough's

property. He said he has a meeting next week with the Mayor and the Borough Attorney on how to proceed.

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

Joe explained that Sally is in the process of revising the Borough's sign regulations. He said he hopes that by 2013 the new regulations will be in place. A discussion ensued regarding Adopt-a-Spot and Giuseppe's sign.

- C.** Accept special permit application; refer to Planning Commission, set Public Hearing to install lights over a ball field located at Hop Brook School. Applicant: Borough of Naugatuck.

Joe said they need to send this to the Planning Commission. They also need to set a Public Hearing. Steve said that he, Wayne, Jim Stewart and Keith are working on the application. He said they have to go before Fire, Police, Planning and go to some other meetings, but they can get the approvals after the Public Hearing because the Borough is the applicant. The commission set the Public Hearing for June 20th at 6:15 PM.

- D.** Accept special permit application; refer to Planning Commission; set Public Hearing for renovations to Naugatuck High School located on Rubber Avenue. Applicant: Borough of Naugatuck.

Joe said they are referring this to the Planning Commission. He said he was concerned with the buildings that will be left vacant, such as the Tuttle House and Prospect Street School. He would like the commission to be cognizant of what happens to these buildings once they are empty. He would like to ask the Planning Commission's opinion about this and also what the POCD calls for if you are going to renovate an institutional building and leave empty buildings. He said the commission would like a strong recommendation from Planning as to:

1. How this fits into the existing Plan of Conservation & Development.
2. What are the alternatives to the plans for Naugatuck High School as compared to the POCD.
3. Would like to see what their recommendation would be for usage of Prospect Street School and the Tuttle House.

The commission referred this to the Planning Commission and also set a Public Hearing for June 20, 2012 at 6:30 PM. No further discussion ensued.

VOTED: Unanimously on a motion by Neil Mascola and seconded by Stanley Jaroneczyk to **ACCEPT** the special permit application, refer it to the Planning Commission and set a Public Hearing for June 20, 2012 at 6:30 PM for renovations to Naugatuck High School.

At 7:30 PM, Neil noticed that there were people there from the public that would like to speak.

VOTED: Unanimously on a motion by Neil Mascola and seconded by Sally Brouillet to **OPEN** the floor for public comment.

George Tsiouflikis and Duyrak Gancher, buyers for 778 New Haven Road, wanted to thank the commission for their support. They said they plan to make the Town of Naugatuck proud.

- E. Commission discussion/decision for cell antennas (replacement of existing), located at 310 Great Hill Road, 1247 New Haven Road, 103 Eastside Boulevard and 585 South Main Street. Applicant: ZEO

There was no discussion on this item.

- F. Commission discussion/decision for modification to an existing site plan located on 778 New Haven Road. Applicant: John A. Kenworthy.

Steve said he would like to call this a change of use because it is an existing site already. He explained that they want to put in a Mr. G's Burgers and Fries. John Kenworthy, land surveyor and representative for the applicant, explained that the potential buyers want to renovate the building into a G's Burgers and a Carvel. He said they currently operate one in Watertown that does a very good business. He said the building was approved for a doctor's office in 1998. He said they are not proposing any changes to the site except for a dumpster enclosure and they are going to restripe the lot. He said they are also proposing a patio area in the front for people to eat outside. He explained the layout inside the restaurant. John said the property currently has on-site lighting and drainage that was approved by the Zoning Commission in 1998. The buyers are looking into putting up an 8 foot vinyl fence in the rear of the property. Joe said the commission's concern was with the parking and the lighting. He wanted to be sure that the neighbors aren't disturbed. John said that the footprint will remain the same as far as the lights go. He showed them a drawing of the building and the few changes that they want to make.

VOTED: Unanimously on a motion by Neil Mascola and seconded by Sally Brouillet to **RATIFY** the site plan for 778 New Haven Road, applicant G & D Holdings, LLC.

- 6. Commission discussion for Change of Use applications.

There were no Change of Use applications.

- 7. Commission discussion/ ZEO permits and various complaints.

Joe explained that Mr. Wasserback has lived at his Union City Road home between 30-40 years. Steve said he has tanker trucks and tires on the property. Steve said he calls himself a collector. He has been given until summer sometime to clean up the property.

A discussion ensued regarding the Warren's property and the dust. Joe said Mr. Warren is digging a well to help prevent dust when conditions are dry. He is making an effort.

Steve said he gave the illegal chop shop on Barnum Court to legal counsel.

Steve said he needs to send a fine to John's Pizza. Rick said there are cars being sold in the parking lot of John's Pizza and A-1. Steve said he spoke to DMV and they are allowed to sell 6 cars per year. He said he will report it to the Assessor's Office.

8. Chairman Report.

A. Thurston Rebuild

Joe said they put procedures in place to prevent mistakes like this from happening again.

B. ZEO Reporting Procedure

There was no discussion on this item.

C. Add-on sales with liquor

Joe said they discussed this last month. After consultation with the Borough Attorney, it was determined that flower shops can sell bottles of wine in baskets.

VOTED: Unanimously on a motion by Neil Mascola and seconded by Sally Brouillet to take a 15 minute recess at 7:54 PM.

The commission reconvened at 8:02 PM.

9. Adjournment.

VOTED: Unanimously on a motion by Stanley Jaroneczyk and seconded by Sally Brouillet to adjourn the meeting at 8:11 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary/sg