

**ZONING COMMISSION  
SPECIAL MEETING April 11, 2013**

Diana Raczkowski opened the Regular Meeting at 6:00 P.M. with the following in attendance:

**MEMBERS:**

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

**OTHERS:**

Steve Macary, ZEO  
Sue Goggin  
Attorney Ned Fitzpatrick  
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**PUBLIC HEARINGS**

**6:00 P.M. PUBLIC HEARING** – Special Permit application for excavation of more than 350 yards of earth material located at 543 Rubber Avenue, Naugatuck High School, Applicant: Kaestle Boos Associates/ O & G Inc.

Lorel Purcell, of O & G, introduced Jim Sperry from Kaestle Boos and Chris VanZanten(?) from Langan Engineering and they are there because there will be more than 350 yards of earth excavated. Jim Sperry began by saying that nothing has changed on the plans except for the addition of some notes that they will work through with staff. The changes are concerning Section 42 of the Naugatuck Zoning Regulations regarding excavation. He said about 25,000 cubic yards of material will be excavated and removed. This is estimated to be about 2,000 truck loads (4,000 round trips). Some other changes included keeping the roads clean and the trucks covered. Also, having a contact person and phone number available 24 hours a day was put on the plan. A discussion ensued regarding the truck routes they will be using. Diana opened the meeting up to public comment. Alfred Marchlewski, of 374 Park Avenue, asked if the soil is coming off the property. He asked if it will affect any roads or streets above the property. Diana explained that it will not. Dolores Marchlewski said she and her husband Alfred, own property at 50 Lorann Drive, and they received the letter (to the abutters) and wondered why they were notified. Diana explained that any property owners within 500 feet were notified because it is in the Naugatuck Zoning Regulations. Kathleen Brady, of 25 Brookside Avenue, asked about what to expect as far as dust and noise level and what entrances will be used by the trucks. Diana explained they will be using the secondary entrance until school is out for the summer, then they will be using both. Jim Sperry explained that there is a very elaborate set of Sediment and Erosion control plans for the project. Jim explained some of the control measures. Diana read the Inland Wetlands conditions from 4/10/13. There was no further public comment. Attorney Fitzpatrick asked Diana to read the advisory reports into the record. Diana read the Planning Commission's positive referral dated April 1, 2013 into the record and also the Police Commission meeting minutes dated March 19, 2013. Diana read the conditions and truck routes from the Police Commission meeting and stated that they would be adopting those into their conditions. Diana closed the public hearing at 6:32 P.M.

## SPECIAL MEETING

1. At 6:00 P.M., Diana Raczkowski opened the meeting with the Pledge of Allegiance and then took attendance and noted there was a quorum.
2. There was no Executive session.

3. **OLD BUSINESS:**

- A. Commission discussion/decision for a Special Permit application for excavation of more than 350 yards of earth material located at 543 Rubber Avenue, Naugatuck High School, Applicant: Kaestle Boos Associates, Inc. / O & G Inc.

Diana passed out the conditions she prepared to the commission. She said she had one more to add which is no washing of construction materials on site. Attorney Fitzpatrick wanted it noted that there is a slight variation between the earth excavation notes on the plan and the Inland Wetlands conditions. Jim Sperry said he understood that the water truck and sweeper must be on site not just available. Diana then read her conditions into the record.

1. There shall be no washing of stone or processing of earth materials on site;
2. All stone used for drainage shall be washed stone;
3. All stockpiles of earth materials shall be stored only where specified on the plan, and in accordance with guidelines set in the Connecticut Soil Erosion and Sediment Control Handbook (as amended). All stockpiles shall be stabilized (as recommended in the handbook) to prevent erosion by wind or water and shall not be higher than 15';
4. The Zoning Enforcement Officer shall be notified prior to the commencement of any excavation, and shall regularly inspect the site to assure compliance with these conditions and the regulations;
5. The conditions imposed by the Naugatuck Police Commission at its regular meeting of March 19, 2013 shall be made part of these conditions. The truck route shall be limited to (Rubber Ave. to Cherry St. to Route 8 or Route 63 South via the Salem Bridge. At no time shall trucks be transported through the Downtown area.
6. The conditions imposed by the Naugatuck Wetlands Commission at their Special Meeting of April 10, 2013 shall be made part of these conditions;
7. On site roads within the construction site shall be swept as needed to keep them free of all earth materials and debris;
8. All truck loads travelling to and from the site shall be securely covered;
9. The contractor is responsible for the immediate clean-up of any debris spilled on Naugatuck roadways;
10. A water truck and sweeper shall be available on site for the purpose of dust control and immediate clean-up of any debris or earth materials spilled on driveways and paved areas;
11. Best Management Practices and measures shall be utilized at all times during excavation, loading and transportation of earth materials;

12. If any blasting is required to complete this project, the following conditions shall apply:

Blasting conditions:

- a. The applicant shall perform a pre-blasting survey of all building walls, interior and exterior, and drinking water wells within a minimum distance of 500' from the site property lines before any blasting commences.
- b. The applicant shall notify all property owners within the distance specified by certified mail, return receipt requested. Said notification shall include a description of what the survey/well testing entails, when it will be conducted and the time so that the property owner can be present. It shall also include the name, address and phone number of a contact person in case the property owner has any questions. Proof of receipt of the mailing must be submitted to the Zoning Enforcement Officer, along with a copy of the notification letter, prior to the commencement of blasting.
- c. Well testing shall include a flow and quality test. If the well is located near a septic system, a bacteriological test shall be conducted by a qualified testing firm.
- d. Inspection reports for both wells and building walls and well testing shall be in triplicate with a copy given to the home owner, a copy to the ZEO and a copy for the applicant before blasting commences.
- e. All Fire Department regulations and conditions shall apply, including: submission of a detailed blasting plan to the Fire Marshall for his approval prior to blasting, and adherence to all local, state and federal regulations for blasting. Where there is a conflict with these conditions, local, state or federal guidelines, the stricter of them shall apply.

13. No washing of construction vehicles on site.

There was no further discussion.

**VOTED:** Unanimously on a motion by Rick Cool and seconded by Sally Brouillet to **APPROVE** the application for a Special Permit for excavation of more than 350 yards of earth material located at 543 Rubber Avenue, Naugatuck High School, Applicant: Kaestle Boos Associates, Inc. / O & G Inc.

**4. NEW BUSINESS:**

- A.** Accept application, refer to Planning Commission and set Public Hearing to change the zoning map to adhere to the Plan of Conservation and Development. Addresses listed below. Applicant: Borough of Naugatuck.

Diana asked Steve to take pictures of each of the properties so the Planning Commission and the Zoning Commission can see the vacant land. Each parcel needs to be studied individually to see the best use for it. A discussion ensued

regarding some of the parcels. Diana asked for a blown up copy of the 2001 POCD map. A discussion ensued regarding some of the different properties.

**VOTED:** Unanimously on a motion by Rick Cool and seconded by Sally Brouillet to **ACCEPT** the application, refer to the Planning Commission and set the Public Hearing to change the zoning map to adhere to the POCD for April 17, 2013 at 6:30 P.M.

### **I-2 TO R-30**

<b>Account No</b>	<b>Location</b>	<b>Owner</b>
046-7202	850 RUBBER AVE	PRETA MANUEL + ILDA
056-2261	0 RUBBER AVE	WARGO ALEC + ILSE G
070-5700	1058 RUBBER AVE	WARGO ALEC + ILSE GERTRUD
070-5710	RUBBER AVE	WARGO ALEC + ILSE G
053-8750	1052 RUBBER AVE	PRETA JOAO V + MARIA C
025-7002	982 RUBBER AVE	LOR MANAGEMENTLLC
025-7001	RUBBER AVE EXT	BOROUGH OF NAUGATUCK
067-6700	0 RUBBER AVE	THURSTON ENERGY INC
046-7201	RUBBER AVE	PRETA MANUEL + ILDA
067-6600	0 RUBBER AVE	THURSTON ENERGY INC
015-3600	50 HILL RD	DANDENEAU ROGER JOSEPH
058-7000	0 WEBB RD	VIEWS AT LONG MEADOW BROOK LLC
001-9500	0 WEBB RD	LANDSMEN SAMUEL G + NOELLE
058-7110	230 WEBB RD	SPINELLI ROGER L
058-7111	0 WEBB RD	LONG MEADOW BROOK LLC
058-6900	0 WEBB RD	VIEWS AT LONG MEADOW BROOK LLC
009-5512	0 SPRING ST	ANTHONY VALENTINO

### **I-2 TO R-15**

<b>Account No</b>	<b>Location</b>	<b>Owner</b>
015-0420	38 CROFUT RD	UHASZ ERIC J + EVANA
038-5500	1075 RUBBER AVE EXT	LIGUORI LUIGI A JR
015-0421	42 CROFUT RD	WOODARD STYLIN + LISA
008-4300	50 CROFUT RD	ARCURI JASON
015-6520	70 CROFUT RD	DAIKUS JOHN E + DIANE M
020-0400	186 WEBB RD	EDWARDS CHERYL

## **5. Adjournment**

**VOTED:** Unanimously on a motion by Rick Cool and seconded by Diana Raczkowski to adjourn the meeting at 7:12 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary/sg