

**ZONING COMMISSION
MEETING January 16, 2012**

Sally Brouillet opened the Regular Meeting at 6:00 P.M. with the following in attendance:

MEMBERS:

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

OTHERS:

Steve Macary, ZEO
Sue Goggin

REGULAR MEETING

1. At 6:00 P.M., Sally Brouillet opened the meeting with the Pledge of Allegiance and then took attendance.
2. No Executive Session.
3. Approval of the December 19, 2012 Regular Meeting Minutes.

VOTED: Unanimously on a motion by Neil Mascola and seconded by April Slauson to **ACCEPT** the December 19, 2012 Regular Meeting Minutes as written.

4. **OLD BUSINESS:**

- A.** Commission Discussion on revising the zoning regulations regarding playhouses, playscapes, gazebos and tree houses.

Steve explained that Keith's comments on this are in bold in the packet that he gave to the commission. The commission agreed they liked Keith's revisions. On page 66 section 26.6.2.2, there is a grammatical error to be corrected. The commission will take the packets home and have a discussion at the next meeting.

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

Steve said he handed out the sign regs from 4 surrounding towns for the commission to review. The commissioners will take them home and send Steve any comments they have. Any revisions will be given to Attorney Fitzpatrick to review. There will be a workshop to discuss signs on February 7th at 5:30 P.M. in the Land Use Office.

- C.** Commission review/discussion and schedule public hearing for amendment of Section 42, Naugatuck Zoning Regulations

There was no discussion on this subject.

- D.** Commission discussion/decision for a site plan located at 41 Cherry Street,
Applicant: Kevin McSherry

Attorney McSherry, of 38 Fairview Avenue, said he was there representing the owners of 39 & 41 Cherry Street. He showed the commission before and after pictures of a property at 307 North Main Street that the applicant recently remodeled to give them an idea of the kind of workmanship that he does. Steve said the parking is fine according to the site plan.

VOTED: Unanimously on a motion by Neil Mascola and seconded by Bill Stopper to **ACCEPT** the site plan located at 41 Cherry Street.

5. NEW BUSINESS:

- A.** Accept Special Permit application, refer to Planning Commission, set Public Hearing for solar panels to be installed at 280 Elm Street, Applicant: Chemtura Corporation

There was a discussion whether to hold the Public Hearing in February or March. The commission will do individual site walks before the next meeting.

VOTED: Unanimously on a motion by Neil Mascola and seconded by Bill Stopper to **ACCEPT** the application and refer to Planning and set a Public Hearing for February 20, 2013 at 6:15 P.M. for the solar panels at 280 Elm Street, Applicant: Chemtura Corporation

- B.** Accept Special Permit application, refer to Planning Commission, set Public Hearing for the excavation of more than 350 yards of earth material located at 280 Elm Street, Applicant: Chemtura Corporation.

VOTED: Unanimously on a motion by Rick Cool and seconded by Bill Stopper to **ACCEPT** the Special Permit application, refer to Planning Commission, set the Public Hearing for excavation of more than 350 yards of earth material located at 280 Elm Street for February 20, 2013 at 6:30 P.M., Applicant: Chemtura Corporation.

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

There were no Change of Use applications.

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

Steve said the signs are coming along. The commission agreed that the lighted signs look much better not flashing. Steve said the guy who owns A-1 Pizza bought the whole plaza. He said the owner will do a nice job fixing up the plaza. April questioned the 3 huge banners at Naugatuck Watch and Battery. Steve said he spoke to him yesterday and he sent him a letter. He is supposed to take them down. April also asked about Riverside Auto's big sign on North Main Street. Sally asked if that is a sign they should be getting a permit for. Steve said he went out there after April brought it to his attention and the guy showed him a permit from '98. He said he has to talk to Ned about it. He said the guy had a sign, then it came down and there was no sign for about 5 years and then a new one went

up, so Steve thought he did need to get a zoning permit for it. The commission determined that it must have been a permit from Frank Buick, therefore it's not valid. A discussion ensued as to whether or not the sign is allowed in that area. Steve said he will leave to the Borough Attorney to fight it out with his attorney.

A discussion ensued regarding a complaint from a resident about his neighbor running a business out of his house. Steve said he visited the property and it did not appear as though there was a business being run there.

8. Chairman Report

There was no report.

9. Adjournment

VOTED: Unanimously on a motion by Bill Stopper and seconded by Neil Mascola to adjourn the meeting at 6:40 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary/sg