

**ZONING COMMISSION
REGULAR MEETING July 17, 2013**

Bill Stopper opened the Regular Meeting at 6:00 P.M. with the following in attendance:

MEMBERS:

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

OTHERS:

Steve Macary, ZEO
Sue Goggin
Public - 7
Keith Rosenfeld, Town Planner

PUBLIC HEARINGS

6:00 P.M. CONTINUED PUBLIC HEARING – Text change to Section 42 (Topsoil, sand and gravel) of the Naugatuck Zoning Regulations; Applicant: Naugatuck Zoning Commission

Keith said that the changes are a combination of comments by Wayne Zirolli and also the Planning Commission. He said the Planning Commission recommended a positive referral with those recommendations. Bill Stopper had questions about Section 42.2.4.5, 42.2.4.3, 42.2.4.9. Keith will consult with Wayne regarding Bill's comments on these sections. Bill asked if there was any public comment. There was no public comment. The Public Hearing was continued to the August 21st meeting at 6:00 P.M.

6:15 P.M. CONTINUED PUBLIC HEARING – Text change to Section 27 (Signs); Applicant: Naugatuck Zoning Commission

Bill asked if any of the commissioners had any comment on them. Neil questioned the section 27.12.3, which included decorative/holiday lighting. There was a discussion on decorative lighting and strip lighting and holiday lighting.

Steve said he had some comments:

- a) Section 27.3.1, he would like to add 'Where the lot is located'.
- b) Section 27.5.5, he would like to extend the time frame to take down a sign frame to 9 months.
- c) Section 27.12.4, he would like to add 'with permission from the ZEO'.
- d) Section 27.13.1, he wants this removed.
- e) Section 27.17.1, he would like this to read '3 weeks prior to the event and 10 days after the event'.

Steve said he had no further comments. Sally will edit Section 27 and send to Sue. Steve said the Public Hearing will be continued to August 21st at 6:15 P.M. There was no further discussion.

REGULAR MEETING

1. At 6:00 P.M., Bill Stopper 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. Approval of the June 19, 2013 Regular Meeting Minutes. The secretary will sign previously approved minutes.

VOTED: Unanimously on a motion by Neil Mascola and seconded by Sally Brouillet to **APPROVE** the June 19, 2013 Regular Meeting Minutes with changes.

4. OLD BUSINESS:

- A. Commission discussion/decision for a text change to Section 27 (Signs);
Applicant: Naugatuck Zoning Commission

There was no discussion.

- B. Commission discussion/decision for a text change to Section 42 (topsoil, sand and gravel) of the Naugatuck Zoning regulations; Applicant: Naugatuck Zoning Commission

There was no discussion.

5. NEW BUSINESS:

- A. Accept application, refer to Planning Commission, set Public Hearing for a zone change to the current zoning map so it may adhere to the Plan of Conservation and Development. Applicant: Naugatuck Zoning Commission

Keith explained that there are primarily 3 sections of the community that are currently industrial zoned of which the POCD refer to as non-industrial parcels. Keith showed them on the map the areas which they are looking at. Keith read into the record his letter to the Zoning Commission explaining the changes.

VOTED: Unanimously on a motion by Sally Brouillet and seconded by Neil Mascola to **ACCEPT** the application, **SET** the Public Hearing for August 21, 2013 at 6:30 P.M. and **REFER** to the Planning Commission for a zone change to the current zoning map so it may adhere to the Plan of Conservation and Development; Applicant: Naugatuck Zoning Commission

Keith explained to the public that was present that the original proposal for the zone changes was withdrawn. He explained that the new application includes more properties. He said the Land Use Office will be sending out mailings to all of the property owners notifying them of the public hearing.

- B. Additional items require a 2/3 vote of the Commission.

VOTED: Unanimously on a motion by Neil Mascola and seconded by Sally Brouillet to add the letter of withdrawal to the agenda.

Neil read the letter of withdrawal into the record. Keith said they wanted to be sure that all the properties that were in the POCD recommendation for zone changes were included. Initially they were not included, but those properties have been added. Neil asked if the new property owners would be notified. Keith said they would be sent letters notifying them of the public hearing.

VOTED: Unanimously on a motion by Neil Mascola and seconded by Sally Brouillet to **ADD** 1) a text change to the zoning regulations, 2) a zone change.

VOTED: Unanimously on a motion by Neil Mascola and seconded by Sally Brouillet to **ACCEPT** the application, **SET** the Public Hearing for September 18, 2013 at 6:00 P.M. and **REFER** to the Planning Commission for a text change to Schedule A, two or more dwelling units in a B-2 zone.

VOTED: Unanimously on a motion by Neil Mascola and seconded by Sally Brouillet to **ACCEPT** the application, **SET** the Public Hearing for September 18, 2013 at 6:15 P.M. and **REFER** to the Planning Commission for property located at 42-48 Prospect Street; Applicant: Remsi Nasufi

6. Commission discussion/ZEO permits and various complaints.

A discussion ensued regarding who will be running in the November election and the election of officers.

Steve said he had a couple of hearings for people. Steve said he is getting a lot of calls for blight, junk, couches and people leaving their yard a mess. Sally asked if those went to Ed Carter. Steve said Ed handles the high grass and he handles unregistered cars, junk, debris. Steve said they work together to see who should handle the different situations.

7. Chairman Report

There was no report.

8. Public Comment

Alec Wargo commented on the unsightly parking lot on Firehouse Road. He said now that it is Borough owned property, the cars should be moved. Steve said he thinks there is an arrangement between the Borough and the owner. He said he knows the Borough wants those cars off there really soon.

9. Adjournment

VOTED: Unanimously on a motion by Neil Mascola and seconded by Sally Brouillet to adjourn the meeting at 7:15 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary/sg