

**ZONING COMMISSION
REGULAR MEETING June 19, 2013**

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

MEMBERS:

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

OTHERS:

Steve Macary, ZEO
Sue Goggin
Public - 7
Keith Rosenfeld, Town Planner
Wayne Zirolli, Borough Engineer

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

Diana read Attorney Hess' suggested changes. Diana asked Wayne what he would add in under Section 42.2. Wayne said he would add the following:

- a) Along any roadway, access road or driveway, the slope shall be 3 to 1 in lieu of guardrails, as determined by the Borough Engineer and the Zoning Commission.
- b) Where safety conditions or unseen circumstances warrant, a 3 to 1 slope as determined by the Borough Engineer and the Zoning Commission.

Diana said Attorney Hess' paragraph should replace what she wrote. The next change Attorney Hess will replace #2 under Section 42.2.1. Diana will make the changes and e-mail it to Sue. There was no public comment. This item was continued to the July 17, 2013 meeting at 6:00 P.M.

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

Sally explained the changes to Section 27 with COG's suggestions. A discussion ensued regarding the proposed changes, which included colors on signs, real estate signs, tag sale signs, political signs and holiday lights. Attorney Fitzpatrick what the sign in front of the high school is designated. There was a discussion on revolving signs and what constituted a revolving sign. Diana asked Keith to have this on the agenda for the August Planning meeting. Diana asked Sue to have copies of Section 27 available for the July 17th meeting. Diana asked for public comment. Louis Liguori, of 1075 Rubber Avenue, said the commission left way too many loopholes. Alec Wargo asked about political signs and what is considered political. There was a discussion on political signs. The Public Hearing was continued to July 17, 2013 at 6:15 P.M.

6:30 P.M. CONTINUED 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

I-2 TO R-30

Account No	Location	Owner
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

Account No	Location	Owner
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

Keith said the two maps they are looking at are the map labeled Economic Development Strategy Plan in the 2001 POCD and also the Zoning Map. Keith said the Planning Commission was looking for a zoning map of the whole town in order to understand the zone changes. Steve said he will go to the next Planning Meeting to explain the zone changes. Attorney Fitzpatrick said the referral to the PC should be perfectly clear. Diana asked Keith to call the chair and ask specifically what they are looking for. Keith said they are looking for one map showing all the changes. He said they want to see how all the parcels fit in with the entire community. Diana said they had looked at Rubber Avenue and changing some of the parcels to the Rubber Avenue Design District. She would like the Planning Commission's comments on each parcel. Diana asked Ned about grandfathering in property uses. She said Mr. Valentino is using property on Spring Street for storage for landscaping equipment and has concerns about the zone being changed. Attorney Fitzpatrick asked what zone they are looking at changing it to. Steve said they are looking to change it from I-2 to R-30. Steve said he is using the property to store equipment he uses to maintain his condos which are right across the street. There was a discussion on whether changing the zones would make any of the properties non-conforming. Diana asked for public comment. Attorney Robert DeLeone, representing Mr. Valentino, said he was there regarding the zone change from I-2 to R-30. He showed the commission a site plan of the property. Mr. Valentino said he would like to store the trucks on the property behind his condos. Keith explained that they are proposing the changes to strengthen the Borough's remaining industrial properties. Keith suggested revising the lot line so he can store the trucks on the property. Louis Liguori, of 1075 Rubber Avenue, asked how much it cost to clean up Parcel C. No one had an answer for him. He didn't think Parcel C was a better place for industrial. He said the mill rate went up and took 30% of his property and his taxes didn't go down they went up. He said he didn't really understand the whole zone thing. Diana said they will take his comments into account. Alec Wargo, of 1058 Rubber Avenue, said he has a few comments. He said his first comment is that it seems that the Planning Commission is doing a new POCD

and asked when it would be ready. Keith said a first draft has been done. Sue said it is on the Borough's website. Alec asked if they should do everything together. Diana said the Planning Commission is going to review this and if they have any changes they will let the Zoning Commission know. She said he could direct a letter to the Planning Commission to be read into the record at the meeting. There was a discussion on lumping properties together. Keith clarified that he meant lumping the properties together in their approach to analyzing the zone changes. Joe Preta, of 1052 Rubber Avenue, said he agrees with Alec's suggestion. The Public Hearing was continued to July 17th at 6:30 P.M.

REGULAR 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. Approval of the May 15, 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 May 15, 2013 Regular Meeting Minutes as written.

4. OLD BUSINESS:

- A. Commission discussion regarding a legal opinion on Giuseppe's sign located on town property.

Steve said the sign has been taken down. Diana said Jim Miele is going to apply for an Adopt-A-Spot.

- B. Commission discussion/decision for a zone change to the current zoning map; Applicant: Borough of Naugatuck

There was no discussion.

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

There was no discussion.

- D. 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. Commission discussion for a site plan located on 59 Rubber Avenue; Applicant: Attorney Kevin McSherry

Attorney McSherry, 38 Fairview Avenue, said he was there for a site plan review. He explained the site plan to the commission and showed the commission a picture of the outside of the building. He said there will not be any changes to the exterior of the building. There are 17 parking places which should be ample parking for the proposed pawn shop. Attorney McSherry said it was previously used as a bank and also a doctor's office. There was a discussion about the size of the sign. Steve said they will have to get a permit. Diana asked if the trees in front will be removed. Attorney McSherry did not know. Sally asked for the trash to be enclosed. Diana said that they should put replacement

plantings if they do remove them. Attorney McSherry said they will have 3-4 employees, but not all working at the same time. There was a discussion on the location of the trash.

VOTED: Unanimously on a motion by Bill Stopper and seconded by Neil Mascola to **APPROVE** the site plan submitted by Attorney McSherry regarding 59 Rubber Avenue with the following conditions:

1. That suitable plantings be put in front of the building if the trees are removed.
2. That the trash be enclosed so it will not be unsightly.

- B. Additional items require a 2/3 vote of the Commission.
Request for bond reduction at Fox Hollow Adult Community by the Applicant.

Mr. Bonomo said Engineering has come out and inspected the property and proposed a reduction from \$85,000 to \$41,000. Wayne said he believes the reduction is justified. Steve asked how long his signs will be up. He said he has gotten complaints on them. Mr. Bonomo said he has sold 5 of the 20 lots. He said there is a lot of traffic that travels up and down Route 63 which generates inquiries. He said they are a key source of advertising.

VOTED: Unanimously on a motion by Sally Brouillet and seconded by Neil Mascola to **APPROVE** the request for bond reduction at Fox Hollow Adult Community from \$85,000 to \$41,000 as per Mr. Zirolli's June 13th report.

6. Commission discussion/ZEO permits and various complaints.

Diana would like Steve to look at the tent on May Street to make sure it is in the rear setback. Sally asked about the billboard sign behind Al's Hot Dogs and if it is allowed. Steve will find out if it's on State property.

7. Chairman Report

Diana said Sue set up a seminar with Attorney Fitzpatrick for August 8th at 5:30 P.M. in the Hall of Burgesses. It is a seminar that will focus on Public Hearings. Diana would like Steve to make copies for the meeting from Fuller's book "Land Use Law and Practice". The sections are

1. Agency decision making process
2. Hearings on Land Use Applications

8. Public Comment

There was no public comment.

9. Adjournment

VOTED: Unanimously on a motion by Neil Mascola and seconded by Sally Brouillet to adjourn the meeting at 8:35 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary/sg