

**ZONING COMMISSION
PUBLIC HEARINGS October 9, 2013**

Bill Stopper opened the Public Hearing at 6:00 P.M. with the following in attendance:

MEMBERS:

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

OTHERS:

Steve Macary, ZEO
Sue Goggin
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PUBLIC HEARINGS

6:00 P.M. CONTINUED PUBLIC HEARING – Text change to Section 27 (Signs);
Applicant: Naugatuck Zoning Commission

Sally Brouillet said this has gone before Attorney Fitzpatrick’s office and also the Council of Governments. She said anything they have in there that isn’t right can be changed by a simple amendment. Sally read through the Planning Commission’s suggested changes. The commission agreed with some of their comments but not others. They decided with the help of Attorney Alicia Perillo to add into Section 27 “Any sign erected prior to the December 1, 2013 adoption of these regulations are not subject to the requirements of these new regulations unless there is a substantial altering of the original”. There was no public comment regarding sign changes.

6:15 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

Bill Stopper asked if there was any public comment regarding the proposed zone changes. Alec Wargo, 1058 Rubber Avenue, commented on the Planning Commission’s referral. He said that on page 2 the Planning Commission made a referral on something that the Zoning Commission wasn’t even considering. He said he knew they were considering a change on 2 of his properties, and they decided they were going to make a change to every property he owns. He said that was never open for consideration. Keith said the original public hearing notice had different properties listed. He said the latest list supercedes all. A new public hearing notice was advertised in the Citizen’s News on August 21, 2013 and August 28, 2013. There was a discussion on Alec’s properties. Keith said 070-5700 can be removed from the list to be changed because it is already R-30 and will remain that way. Alec showed the commission on a map the properties he is talking about. Alec said he and the Preta’s would like their properties to remain industrial but if they can’t then RADD would be acceptable. There was no further public comment. Keith said that all of the changes, except what’s been removed, are representational of the POCD. Bill asked for public comment. Alec Wargo said currently the Preta’s and his property are currently being used as the RADD describes. Keith said it is not beyond the scope of the Zoning Commission to modify the original change to allow for those 2 properties to be in the RADD if they feel that it would be a good fit. Alec said the properties he is talking about are 070-5710, 070-5720, 070-0573. The Preta’s property is

053-8750. There was a discussion on uses for the properties in the RADD zone. Mr. Preta said they are in agreement with the RADD. Dave Rogers thanked the commission for all their hard work. He asked for clarification on the RADD and where it was being extended to. He also clarified that the properties beyond the ones just discussed which are currently zoned industrial are being changed to R-65. There was no more public comment. The public hearing was closed.

SPECIAL MEETING
OCTOBER 9, 2013

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. He made April Slauson a regular voting member in place of Diana Raczkowski.

2. **OLD BUSINESS:**

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

VOTED: Unanimously on a motion by Sally Brouillet and seconded by Neil Mascola to **APPROVE** the Sign Regulations, Section 27, dated August 26, 2013 with the following Planning Commission revisions to Sections: 27, 27.1, 27.1.2, 27.1.5, 27.4.1, 27.4.2, 27.4.6, 27.13.1, 27.14.2, 27.17.2 to become effective 12/1/2013.

B. Commission discussion/decision for a zone change to the current zoning map so it may adhere to the Plan of Conservation and Development. Applicant:
Naugatuck Zoning Commission

Bill Stopper noted for the record that they are voting on the referrals from the Planning Commission with the exception of the last section which was the referral for the Preta and Wargo properties. He said the property identified on the list as 070-5700 on Rubber Avenue, which is a Wargo property, is currently R-30, so it isn't affected by the zone change, so they are taking it off the list. The only one on the list to be changed from I-2 to R-65 is 056-2261 which is a Wargo property. He said at Mr. Wargo's and Mr. Preta's request, they are considering making a change to four of the properties on that list. Instead of going from I-2 to R-65, they will go from I-2 to RADD. Those properties are identified as 053-8750 Rubber Avenue, Preta property, 070-5710, 070-5720, 070-0573, Rubber Avenue, Wargo properties.

VOTED: Unanimously on a motion by April Slauson and seconded by Sally Brouillet to accept changes to include into the RADD, not the R-65, the Preta property at 053-8750, and the three Wargo properties which are 070-5710, 070-5720, 070-0573. The Wargo property at 056-2261 will still be changed from I-2 to R-65. The changes will be effective December 1, 2013.

3. Adjournment

VOTED: Unanimously on a motion by Neil Mascola and seconded by Sally Brouillet to adjourn the meeting at 7:40 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary/sg