

**ZONING COMMISSION  
PUBLIC HEARINGS  
April 15, 2015**

Bill Stopper opened the Public Hearing with the following in attendance:

**MEMBERS:**

William Stopper, Chair  
Sally Brouillet, Vice Chair  
April Slauson, Secretary – absent  
Richard Cool  
Kathleen Donovan  
Matthew DeBarber, Alternate - Absent  
Neil Mascola, Alternate  
Wendyann Fowler, Alternate

**OTHERS:**

Wayne Zirolli, Borough Engineer  
Sue Goggin  
Attorney Edward Fitzpatrick  
Public - 5

**6:15 P.M. PUBLIC HEARING-** Public Hearing for special permit for proposed Verizon small cell wireless rooftop telecommunication facility at 734 Rubber Avenue, Applicant: Robinson & Cole, Agent.

Richard Smith, Robinson & Cole, submitted the certified mailings. He explained the building is currently an insurance office, located in an R15 zone. He stated they are proposing the installation of a small cell facility within a cupola on top of the current building. The main unit will be on the second floor contained within the structure. Mr. Smith stated there is a need for the cell facility to address the local problems in the area and increased demand for usage. Sally Brouillet asked if they were within the height requirements. Mr. Smith answered yes, the maximum height is 40 feet for this particular zone and they are in compliance.

Doug Drauss, Sentek Engineering, reviewed the plans with the Commission. He stated the unit will be located in an 8x8ft area on the second floor in a separate room which will be connected to the antenna. He noted the cupola will be 7 ½ ft higher than the existing building and will be painted to match the existing siding.

Jamie Alredo, Verizon Wireless, stated there is a need for the cell tower to enhance the coverage in this area. He explained the radio waves would be below the typical power normally used and that the transmitter and receiver are designed for the maximum transmittal which is still well below what is allowed.

There was no Public comment.

Bill Stopper stated they are still waiting on approval from the Police Commission. A special meeting was scheduled for April 22, 2015 at 6:00 PM.

**6:30 P.M. PUBLIC HEARING-** for amendments to Sections 24 and 25 of the Naugatuck Zoning Regulations, Applicant: Borough of Naugatuck.

This item was continued to the next regular scheduled meeting.

**NAUGATUCK ZONING COMMISSION  
REGULAR MEETING  
April 15, 2015**

William Stopper opened the meeting with the following in attendance:

**MEMBERS:**

William Stopper, Chair  
Sally Brouillet, Vice Chair  
April Slauson, Secretary - absent  
Kathy Donovan  
Richard Cool  
Matthew DeBarber, Alternate, Absent  
Neil Mascola, Alternate  
Wendyann Fowler, Alternate – arrived at 6:15 PM

**OTHERS:**

Wayne Zirolli, Borough Engineer  
Sue Goggin

1. At 6:13 P.M., Bill Stopper opened the meeting with the Pledge of Allegiance and then took attendance and noted there was a quorum. Neil Mascola was made a regular voting member.
2. Executive session with the Borough Attorney and the Zoning Commission.  
There was no executive session.
3. Approval of the March 25, 2015 Meeting Minutes. The secretary will sign previously approved minutes.  
These meeting minutes will be approved at the next regular scheduled meeting.
4. **OLD BUSINESS:**
  - A. Commission discussion/decision regarding Special Permit for proposed Verizon small cell wireless rooftop telecommunication facility at 734 Rubber Avenue, Applicant: Robinson & Cole, Agent.  
A special meeting was scheduled for April 22, 2015 at 6:00 PM.
  - B. Commission discussion/decision regarding amendments to Sections 24 & 25 of the Naugatuck Zoning Regulations, Applicant: Borough of Naugatuck.  
Continued to the next regular scheduled meeting.
  - C. Discussion over PDD #11 located at 909 Prospect Street.

Sue Goggin handed the Commission a letter received from Mr. Warren and noted that Wayne Zirolli received a call from him regarding the revision of the bridge construction and wetland permit. Mr. Zirolli reported that Mr. Warren is making progress on this project and has started to excavate for the footings for the bridge. They did borings and forwarded them to the bridge manufacturer to determine the weight for the bridge. Mr. Warren was told he needed much larger footings for the bridge and is now looking for a less expensive solution. Mr. Zirolli had a meeting with Paul Benevich from Land Data and with Mary

Davis, Wetlands Chairman. Mrs. Davis met with Wayne at the site to see what the Inland Wetland Commission might consider. Mr. Warren would like to have the bridge constructed this summer. He is hoping he can modify the design and will have to go before the Wetlands Commission again. There was a discussion over the other options for bridge construction. Wayne noted that Mr. Warren will be attending the next Zoning meeting. Sue stated he is hoping to have a new design to present to the Commission at that meeting, and his PDD permit will be expiring in August.

- D. Commission decision regarding effective date of zone change from I-1 to SDD #1 for Parcels A & B and text amendments to Section 59 of the Naugatuck Zoning Regulations.

Sue Goggin stated this item was approved last month and they need to set an effective date for the changes. She said Attorney Ned Fitzpatrick suggested May 1, 2015.

**VOTED:** Unanimously on a motion by Kathleen Donovan and seconded by Sally Brouillet to **SET** the effective date of May 2, 2015 for changes from I-1 to SDD #1 for Parcels A&B and text amendments to Section 59.

## 5. NEW BUSINESS

- A. Accept application, refer to planning commission, set public hearing for special permit application for proposed artist housing, retail, commercial uses at the former GDC building located at 6 Rubber Avenue and 0 Maple Street, Applicant Borough of Naugatuck, Joseph Migani, Agent.

Joseph Migani, representing Art 6 LLC, noted the application was filled out with the proposed use and explained the site plan drawings were attached which included signage, the schedule of construction, the anticipated permits needed, the engineer report as well as other reports provided and required. He reviewed the application with the Commission. He noted that ArtSpace has scheduled a field visit and the Commission was invited to attend, and there will be two days of focus workshops as well. Included in the application were the site plan drawings and the landuse plan. He stated they are looking to take the next step. They have met with the Planning Commission who is willing to work with them during a special meeting if needed to stay on schedule for the proposed start date. Mr. Migani stated there will be a Public Hearing on April 29, 2015 at 6:30PM at the Town Hall. He noted that ArtSpace has done 35 other projects similar to this one. Bill Stopper stated the application was complete.

**VOTED:** Unanimously on a motion by Kathleen Donovan and seconded by Sally Brouillet to forward the application to the Planning Commission. A Public Hearing was set for May 20, 2015 at 6:15 P.M.

- B. Discussion regarding portable storage containers.  
Sue Goggin handed the Commission a photo of a structure that was brought to her attention as a complaint and is asking if it falls under a portable structure regulation. It is currently placed in the front yard of a property on Krodel Road.

The Commission felt it was portable structure and should not be stored in the front of the property. There was discussion regarding the regulations regarding this. Neil Mascola suggested getting legal advice for this situation. Sue stated she spoke with the Borough Attorney, Ned Fitzpatrick, who felt it should be considered a portable structure. Mrs. Goggin felt that portable structures should have its own heading in the regulations and that currently there is no section number given within regulations 25.6.5. She stated that Attorney Fitzpatrick suggested looking at surrounding town's regulations regarding these topics to see how they word their regulations. There was a discussion on prioritizing these issues based on the needs coming into the landuse office.

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

**VOTED:** Unanimously on a motion by Richard Cool and seconded by Sally Brouillet to **ADD** discussion of setback requirements for sheds.

Sue Goggin stated the Zoning Regulations read that any shed has a 20 ft setback from the sideline property. She has recently received 2 requests for sheds and if she follows the regulations the sheds would need to be placed in the center of the backyard. She submitted a drawing to the Commission notating how the regulations are written. Mrs. Goggin noted the regulations are not zone specific and go by the size of the shed. She told the Commission she would like to revise the regulations so that it is based on zone and makes it possible for residents to construct sheds on their property. Sue noted this is just a discussion and would like to make the Commission aware of the issues she is experiencing and is looking for some feedback to see what can be done. Bill Stopper noted that for detached garages the regulations have different setback requirements for different zones. He felt sheds should be regulated the same way. Kathleen Donovan stated she feels the regulations need to be consistent throughout. She suggested putting this on next month's agenda. Mrs. Goggin noted before the regulations were previously revised in 2004, sheds did follow those requirements regarding the size of the shed and the zone. Bill Stopper asked that Sue provide the Commission with a copy of those previous regulations.

Public Comment:

Edwin Croft Jr, Lincoln Street, stated he lives in an R15 zone and there was a shed on his property when he purchased it. Due to the previous snow storms, the shed collapsed and he removed it from his property. It was located near the property line. He noted that his entire property is enclosed. He is looking to construct an 8x12 shed. He provided the commission with a picture of his proposed location for the shed. He stated he would be willing to wait for the commission to make a decision on changing the regulations in order to properly place his shed.

A discussion ensued regarding what is considered a portable structure, shed, and a detached garage.

6. Chairman Report

There was none.

7. ZEO Report

Sue Goggin explained that the old Carrie Weltons has been purchased and the new owner is requesting to put outdoor seating in the rear of the building.

Kathleen Donovan stated there are no Zoning Regulations regarding outdoor seating and they cannot regulate where he puts his tables.

**8.** Public Comment  
There was none.

**9.** Adjournment

**VOTED:** Unanimously on a motion by Kathy Donovan and seconded by Sally Brouillet to adjourn the meeting at 7:41 P.M.

RESPECTFULLY SUBMITTED:

April Slauson, Secretary/rp