

**ZONING COMMISSION
PUBLIC HEARINGS
February 18, 2015**

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

MEMBERS:

William Stopper, Chair
Sally Brouillet, Vice Chair
Richard Cool
April Slauson, Secretary
Kathy Donovan, Absent
Matthew DeBarber, Alternate, Absent
Neil Mascola, Alternate
Wendy Fowler, Alternate

OTHERS:

Wayne Zirolli, Borough Engineer
Sue Goggin, ZEO
Attorney Edward Fitzpatrick
Public - 0

6:15 P.M. PUBLIC HEARING – for text amendments to Section 59 (SDD), Section 23.1, Schedule A, Section 24.1, Schedule B of the Naugatuck Zoning Regulations, Applicant: Joseph Migani

Joe Migani passed out the revisions based on FHI's comments and went through all of the revisions with the commission. Joe said they changed the square footage for a single use building from 60,000 sf to 12,000 sf to prevent a big box retailer from being allowed there. Fitzgerald and Halliday's comments to the revisions should be made a part of the record. Attorney Fitzpatrick spoke to the commission about how and why the SDD was originally written. He explained that the commission would have control over each project as they come before the commission. Joe Migani said that the regulations were revised to reflect the proposed project. Sue said under section 59.14.1, the Board of Mayor and Burgesses should be added to that section. Sally referred to section 59.16.1 and asked if the residential use will include the inside parking. Attorney Fitzpatrick said it does include the parking inside the building. There was a discussion over section 59.6. It was decided to leave "recognized" and "will" in that section. Under 59.15.1, "site" plan approval should. There was a discussion of proposed revisions to 59.15.2. April would like the following wording added to Section 56.15.2: "The Zoning Commission may extend the approval, **as provided by law and referenced in CGS 8-3, as amended**, if the applicant has demonstrated substantial progress to the satisfaction of the Commission". There was a discussion over market-rate housing and other types of housing. Joe explained that in order to get the funding they can't use the term market rate housing. Sue said the commission has been given a copy of an application for an artspace project in Bridgeport. She will also pass on the towns where the other artspaces are located to the commissioners. Attorney Fitzpatrick said in order to qualify for housing the applicants must demonstrate a minimum income standard, credit history and criminal record. They also must meet the panel's requirements as artists. Joe explained the difference between market-rate housing and State subsidized housing. Sally asked about tax abatements in Naugatuck. Attorney Fitzpatrick said only for commercial and industrial. Sally asked about the application for the Bridgeport artspace project. She said they will allow residents who are not artists if they don't have enough artists to fill it. Joe said they will be required to have a study done to show the State that there is enough need for artist housing. In order to get the funding, they will only be able to rent to artists. Sue read into the record the comments on the proposed revisions from Fitzgerald and Halliday into the

record. She will e-mail them to the commission. There was no public comment. The public hearing was continued to March 25, 2015 at 6:15 P.M.

6:30 P.M. PUBLIC HEARING - for zone map change from I-1 to SDD for Parcels A & B located at 6 Rubber Ave and 0 Maple St, Applicant: Joseph Migani

Joe Migani explained the proposed zone map change. There were no questions. There was no public comment. The public hearing was continued to March 25, 2015 at 6:30 P.M.

6:45 P.M. CONTINUED PUBLIC HEARING – for amendments to Sections 24.4.12 and 25.12.1 of the Naugatuck Zoning Regulations, Applicant: Borough of Naugatuck

Sue said the planning commission gave the revisions a negative referral. They would like the wording to be clearer between decks and pools. There was no further discussion. The public hearing was continued to March 25, 2015 at 6:45 P.M.

**NAUGATUCK ZONING COMMISSION
REGULAR MEETING
FEBRUARY 18, 2015**

William Stopper opened the meeting with the following in attendance:

MEMBERS:

William Stopper, Chair
Sally Brouillet, Vice Chair
Richard Cool
Kathy Donovan, Absent
April Slauson, Secretary
Matthew DeBarber, Alternate, Absent
Neil Mascola, Alternate
Wendy Fowler, Alternate

OTHERS:

Wayne Zirolli, Borough Engineer
Sue Goggin, ZEO
Attorney Edward Fitzpatrick
Public - 0

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. 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 January 21, 2015 Public Hearing and Meeting Minutes. The secretary will sign previously approved minutes.

VOTED: Unanimously on a motion by Sally Brouillet and seconded by April Slauson to **APPROVE** the January 21, 2015 Public Hearing and Meeting Minutes as written.

4. **OLD BUSINESS:**

- A. Commission discussion/decision for text amendments to Section 59, Section 23.1, Schedule A, Section 24.1, Schedule B of the Naugatuck Zoning Regulations, Applicant: Joseph Migani, Agent for the Borough of Naugatuck

There was no discussion on this item.

- B. Commission discussion/decision for Zone Map change from I-1 to Special Development District (SDD) for Parcels A & B located at 6 Rubber Avenue and 0 Maple Street, Applicant: Joseph Migani, Agent for the Borough of Naugatuck

There was no discussion on this item.

- C. Commission discussion/decision regarding modifications to site plan for 42-46 Prospect Street & 0 Golden Hill Street, Applicant: Remzi Nasufi

John, from Vinnie's pizza, said they had given the commission pictures of the new proposed wall. Bill clarified that it is a smaller block with a texture on the front of it. Bill read into the record a letter by Wayne which discusses the wall. Bill asked how the safety of the wall will be overseen. Bob Rizzo, CT Concrete Products, explained the plans for the wall would come with calculations and the design would be supported by structural and civil engineers licensed by the State of CT. April asked for Wayne's opinion. Wayne said that the building department requires that any retaining wall has to be stamped and sealed by a structural and civil engineer. He said he is perfectly comfortable with the wall and that their engineer will produce the calculations and that the town's building department will not sign off on it unless it meets all the regulations of the building code. It was noted that Sue's comments have been addressed by the applicant's engineer. Wayne's bond estimate has been given to the project's engineer. Wayne said he would suggest that Mr. Nasufi get a copy of the bond and they discuss it further.

VOTED: Unanimously on a motion by Sally Brouillet and seconded by Rick Cool to **APPROVE** the modifications to the site plan dated 12/15/14 for 42-46 Prospect Street & 0 Golden Hill Street and bond amount as recommended by the Borough Engineer, including revising the material and location of the retaining wall and the elimination of the drive-thru.

- D.** Commission discussion/decision regarding amendments to Sections 24.4.12 and 25.12.1 of the Naugatuck Zoning Regulations, Applicant: Borough of Naugatuck

There was no discussion on this item.

- E.** Commission discussion/decision regarding fee waivers for temporary sign permits for non-profits, schools & churches.

It was determined that special event signs are exempt in Section 27 of the regulations. Sue would like to create a temporary sign application so there can be some oversight on these types of signs. The commission agreed that this was a good idea.

- F.** Discussion over use of property located at 909 Prospect Street.

Sue said she will be drafting a letter to Mr. Warren for an update on the progress of his PDD and invite him to the April meeting.

5. NEW BUSINESS

- A.** Additional items require a 2/3 vote of the Commission.
There were no new items.

- 6.** Chairman Report
There was none.

- 7.** ZEO Report
There was nothing further to report.

8. Public Comment
There was no public comment.

9. Adjournment

VOTED: Unanimously on a motion by April Slauson and seconded by Rick Cool to
ADJOURN the meeting at 8:05 PM.

RESPECTFULLY SUBMITTED:

April Slauson, Secretary/sg