

**ZONING COMMISSION
PUBLIC HEARINGS
March 25, 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
Matthew DeBarber, Alternate, Absent
Neil Mascola, Alternate
Wendy Fowler, Alternate

OTHERS:

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

Ronald Pugliese, President & CEO of NEDC, 195 Water Street, explained that they are trying to make sure that Parcels A, B & C all work well together in developing them. He said they are all transit-oriented development which is being proposed. He asked the commission to approve the zone change as a first step. There was a discussion about the corporate tenant and the timing of their decision. Joe Migani said they are keeping the corporate entity informed of their progress. He explained the state and federal grants that they have and will be applying for. He showed the commission pictures of what a typical apartment would look like. Bill Stopper noted for the record that a copy of the signed contract between the Borough and Joseph Migani regarding the purchase agreement revised to 10/24/14 was submitted. There was a discussion about the type of housing that will be there and who will be allowed to live there. It was noted that section 59.15.2 needs to be amended as was discussed at the last zoning meeting. Kathleen expressed concern that the changes for very project specific. Attorney Fitzpatrick said there are a wide variety of uses that are proposed in the amendments. If for some reason this project does not come to fruition, there are so many options that could be developed in this zone. Bill asked if the town is going to sell Parcel A or lease it. Attorney Fitzpatrick said they are going to sell it. The price in the contract is for \$2,000,000. There was no public comment. The public hearing was closed.

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

There was a discussion over the amount of land that would be changed to the SDD #1 zone. It includes Parcel A and a portion of Parcel B. There was no public comment. The public hearing was closed.

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

The commission wanted section 25.6.5 to stay as is. They also do not want the “Portable Sizes and Setback Restrictions” removed from the regulations. The commission would like Sue to get the building code regulation regarding fences around pools. Kathleen felt that the minimum distance should be 10’ and 15’ from property lines. The public hearing was continued to April 15, 2015 at 6:30 P.M.

**NAUGATUCK ZONING COMMISSION
REGULAR MEETING
MARCH 25, 2015**

William Stopper opened the meeting with the following in attendance:

MEMBERS:

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

OTHERS:

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.
2. Executive session with the Borough Attorney and the Zoning Commission. There was no executive session.
3. Approval of the February 18, 2015 Public Hearing and Meeting Minutes. The secretary will sign previously approved minutes.

VOTED: Unanimously on a motion by April Slauson and seconded by Sally Brouillet to **APPROVE** the February 18, 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

VOTED: 4-1-0 on a motion by April Slauson and seconded by Sally Brouillet to **APPROVE** amendments to Section 59 (SDD #1), Section 23.1, Schedule A, Section 24.1, Schedule B of the Naugatuck Zoning Regulations dated March 10, 2015 with additional changes to Section 59.15.2.

FOR

William Stopper
Sally Brouillet
Rick Cool
April Slauson

AGAINST

Kathleen Donovan

ABSTAIN

- 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

VOTED: 4-1-0 on a motion by Sally Brouillet and seconded by Rick Cool to **APPROVE** a zone map change from I-1 to SDD #1 for Parcels A & B located at 6 Rubber Avenue and 0 Maple Street as shown on the map dated 1/9/2015.

FOR

William Stopper
Sally Brouillet
Rick Cool
April Slauson

AGAINST

Kathleen Donovan

ABSTAIN

- C. 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.

- D. 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. Accept application, refer to planning commission, set public hearing for special permit for proposed Verizon small cell wireless rooftop telecommunication facility at 734 Rubber Avenue, Applicant: Robinson and Cole, Agent for the Applicant

VOTED: Unanimously on a motion by Sally Brouillet and seconded by April Slauson to **ACCEPT** the application, **REFER** it to the Planning Commission, **SET** a public hearing for April 15, 2015 at 6:15 P.M. for a special permit for proposed Verizon small cell wireless rooftop telecommunication facility at 734 Rubber Avenue, Applicant: Robinson and Cole

- B. Commission discussion/decision regarding proposed modifications to Cumberland Farms site plan at 527 North Main Street, Applicant: VHB Engineering

Attorney Dominick Thomas, representing the applicant, explained that some modifications were made to their site plan. Patrick O'Leary, VHB Engineering, explained the revisions to the plan. He showed the commission the original plan that was approved and the proposed plan. They were able to create a bigger buffer between the wall and the neighbors. The height of the wall was reduced by 8'. The dumpsters were shifted slightly to fit better.

VOTED: Unanimously on a motion by Kathleen Donovan and seconded by April Slauson to **APPROVE** the changes to the site plan for Cumberland Farms at 527 North Main Street, dated 1/23/15 as minor modifications.

- C. Commission discussion/decision regarding proposed sign installation at 1177 New Haven Road, Applicant: CT Signcraft

Bob Neth, 30 Citybrook Road, explained that the approved site plan required them to come before the commission for approval for their sign. He showed the commission pictures of the proposed sign. There was a discussion over which side of the driveway would be the best location for the sign. The applicant will modify the site plan to account for the new location of the sign.

VOTED: Unanimously on a motion by Sally Brouillet and seconded by Kathleen Donovan to **APPROVE** the sign for 1177 New Haven Road as proposed with white interior lights.

- D.** Commission discussion/decision regarding modification to site plan for NHS for proposed storage building, Applicant: Borough of Naugatuck

Fred Kherica, with Kaestle Boos Architects, project manager for the Naugatuck High School renovations, said they are before the commission with a request to install two storage buildings on the property. The school needs storage of band materials and sports equipment. The building committee will be choosing the colors, most likely garnet and gray. There would be 6 bays in one and 4 bays in the other. They will be about 14-16' high. Robert Neth, chair of the NHS Building Committee, explained that they developed a wish list if they had additional funds.

VOTED: Unanimously on a motion by April Slauson and seconded by Kathleen Donovan to **APPROVE** the modifications to the Naugatuck High School site plan.

- E.** 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 Kathleen Donovan to **ADJOURN** the meeting at 8:30 PM.

RESPECTFULLY SUBMITTED:

April Slauson, Secretary/sg