

**ZONING COMMISSION
PUBLIC HEARINGS
November 30, 2015**

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

MEMBERS:

William Stopper, Chair
April Slauson, Secretary
Richard Cool
Neil Mascola
Wendyann Fowler, Alternate - absent
Matthew DeBarber, Alternate - absent

OTHERS:

Sue Goggin, Town Planner, ZEO, WEO
Lori Rotella, Assistant ZEO
Wayne Zirolli, Borough Engineer
Public - 0

6:00 P.M. CONTINUED PUBLIC HEARING- for special permit application for proposed auto park on Lots 18 & 30 Raytkwich Road, Applicant: A Better Way Auto, LLC. **Public hearing must close 11/20/15; decision must be made by 2/3/16.**

Attorney McSherry, 38 Fairview Avenue, Naugatuck here on behalf of A Better Way Auto, LLC briefly explained to the commission that they received Inland Wetlands approval on November 23, 2015 with conditions reflected on the new map dated November 30, 2015. Michael Lambert, Civil Engineer with Harry E. Cole & Son, 876 S. Main Street, Plantsville, gave an overview of the project and the changes made to the plan as a result of the comments from the different commissions. The parking lot was pulled further away from the neighbors which condensed the number of parking spaces to approximately 750 with the majority of the lot being paved, the building was reduced from 2 stories to 1 story but the overall footprint remained the same, the drainage was modified with 4 water systems on site, each with an oil water separator, added trees to the top of the lot for an extra buffer between the auto park and the neighbors, reduced the light poles from 20' to 10' and added a 6' safety fence along the top of the retaining wall. Attorney McSherry will be adding a conservation easement to give additional protection to the wetlands. William Stopper asked Wayne Zirolli for his comments. Wayne feels the plan is satisfactory. William Stopper asked for public comments. There was no public present. He closed the Public Hearing at 6:11 p.m.

**NAUGATUCK ZONING COMMISSION
SPECIAL MEETING
November 30, 2015**

William Stopper opened the meeting with the following in attendance:

MEMBERS:

William Stopper, Chair
April Slauson, Secretary
Richard Cool
Neil Mascola
Wendyann Fowler, Alternate - absent
Matthew DeBarber, Alternate - absent

OTHERS:

Susan Goggin, Town Planner, ZEO, WEO
Lori Rotella, Assistant ZEO
Wayne Zirolli, Borough Engineer
Public – 0

1. At 6:00 p.m., William Stopper opened the special 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. **OLD BUSINESS:**

- A. Commission discussion/decision regarding special permit application for proposed auto park on Lots 18 & 30 Raytkwich Road, Applicant: A Better Way Auto, LLC

There was no commission discussion.

VOTED: Unanimously on a motion by April Slauson and seconded by Neil Mascola to **APPROVE** the special permit application for proposed auto park on Lots 18 & 30 Raytkwich Road, Applicant: A Better Way Auto, LLC that includes the conditions stated in the Naugatuck Wetlands Commission letter dated November 25, 2015 and the Water Pollution Control Authority letter with conditions dated 11/19/2015.

5. **NEW BUSINESS**

- A. Ratify change of use application for daycare at 202 Water Street, Applicant: Susan Gallagher/Spark, LLC

Attorney Kevin McSherry, 38 Fairview Avenue, Naugatuck for the applicant Susan Gallagher/Spark LLC, explained to the commission that they were before this commission at the November 18, 2015 with a change of use application.

VOTED: Unanimously on a motion by Neil Mascola and seconded by April Slauson to **APPROVE** the change of use application for daycare at 202 Water Street, Applicant: Spark, LLC/Susan Gallagher

- B.** Set effective date for zone change at 195 Water Street from I-1 & I-2 to B-1 for December 16, 2015.

There was a commission discussion on when the effective date should be.

VOTED: Unanimously on a motion by Richard Cool and seconded by April Slauson to **SET** the effective date for zone change at 195 Water Street from I-1 & I-2 to B-1 for December 16, 2015.

4. Adjournment

VOTED: Unanimously on a motion by Neil Mascola and seconded by April Slauson to adjourn the meeting at 6:18 P.M.

RESPECTFULLY SUBMITTED:

April Slauson, Secretary/lr