

**ZONING COMMISSION
PUBLIC HEARINGS
August 17, 2016**

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

MEMBERS:

William Stopper, Chair
April Slauson, Secretary- absent
Richard Cool – 6:05 p.m.
Neil Mascola
Wendyann Fowler
Matthew DeBarber, Alternate - absent
Caroline Hennessey, Alternate
Amanze Williams, Alternate

OTHERS:

Sue Goggin, Town Planner, ZEO, WEO
Lori Rotella, Assistant ZEO
Attorney Fitzpatrick
Public - 9

6:15 P.M. - PUBLIC HEARING: for special permit application for commercial building at 1160 New Haven Road, Applicant: NERP Holding & Acquisitions, LLC.
Public hearing opens 8/17/2016, must close by 9/21/2016, unless extension granted.

Jim Cassidy, Professional Engineer and Principal with the firm Hallisey, Pearson & Cassidy Engineering Assoc. Inc., 35 Cold Spring Road, Unit #511, Rocky Hill, CT representing NERP Holding & Acquisition, the preferred real estate developer for Tractor Supply. Jim had his receipt for his certified mailings within 200 feet of the site. Along with Jim Cassidy were Mark D'Addabbo, President of NERP Holdings and Acquisitions, and Colleen Burns with Solli Engineering. Jim explained where the site was located and what currently exists on the site at 1160 New Haven Road. It is a 3.68 acre parcel. They will also be acquiring an additional piece located at 1152 New Haven Road from Ken Teach. Both pieces are located within the New Haven Road Design District (NHRDD). Jim stated that they are looking to develop a 1 story retail building for Tractor Supply Company. Jim explained exactly what TSC sells and who they cater to. The building will be 19,097 square feet. They will have an outdoor display area, a permanent trailer display area and a permanent seasonal display area. They are proposing 76 parking spaces in the front of the store. There is an area for an additional 6 more parking spaces if needed. There will be 3 elongated spaces for larger vehicles or vehicles with trailers. Deliveries will be made in the back of the building. The additional piece of property being purchased will be used as a turnaround for the tractor trailers making the deliveries. Jim explained drainage. The trees along the northerly border will remain. He explained where the retaining walls will be located and that the highest wall will be 12 feet at the highest point. Jim went over the 3 different plans they worked on for the earth excavation. One plan was with the entry to the site from New Haven Road which would require 20 foot to 30 foot retaining walls and approximately 80,000 cubic yards of material coming off of the site. The second plan had the entry on Candee Road and the turnaround for the delivery trucks at the top of the property, without purchasing a small portion of 1152 New Haven Road, and earth excavation of approximately 53,000 cubic yards of material. The plan they will be using is with an entry on Candee Road and purchasing a small portion of 1152 New Haven Road which would allow for the delivery truck turnaround there and only 28,400 cubic yards of material coming off of the site. They will have public water and a new septic system under the parking lot. They did testing for Valley

Health and the soils are ideal for a septic system. Jim explained in detail the storm water drainage plan and underground detention system which was designed for the 100 year storm. According to the storm water management report prepared, there will be less water coming off the site post development than is currently coming off the site at this time. Jim also went over the maintenance of the storm water management system. He also described the landscaping plan that will be used. This site is very similar to their new Orange Tractor Supply Company Store. Jim explained where the 6 cubic yard dumpster will be located which will be on a concrete pad. Susan Goggin suggested screening around the dumpster. Jim replied that there is already a 50 foot buffer around the northerly side of the building and there will be additional evergreens along the top slope. The dumpster will be between the ramp and the building. Jim went over the construction of the 19,097 square foot building and what materials they will be using. They will be using split concrete on the bottom 4 feet of the building and hardy plank on top. Jim gave a very detailed presentation regarding the lighting and signage to be used. Colleen Burns with Solli Engineering, 501 Main Street, Monroe, explained in detail the traffic report. The report included pm peak traffic conditions from 4:00 – 6:00 p.m. and Saturday am peak traffic conditions from 10:00 a.m. – 1:00 p.m. Colleen went over the actual number of cars on New Haven Road at the peak times. She also explained that TSC is not a high traffic store. The store will open at 8:00 a.m. which is after the peak traffic in the morning. They typically receive one delivery a week. The site line down Candee Road towards New Haven Road is 250 feet. The site line looking north up Candee Road is 445 feet. Bill Stopper asked for any public comments. Lorrie Millette, 54 Candee Road, stated that she has family living at 72 Candee Road and 84 Candee Road. She was concerned with a commercial building being built in a residential neighborhood and how it would decrease the value of their properties. She was also concerned with an increase in traffic and feels the road is already dangerous. She doesn't feel there is a need for a TSC in Naugatuck since Naugatuck is not a rural town anymore and most zones do not allow for livestock. Kelly Bratchell, 29 Candee Road, lives across the road from the entrance of the proposed development. She stated that she would not have purchased her house two years ago if she knew something like this was going to be built. Her major concern was for the safety of her children and getting in and out of her driveway. Jim Cassidy further explained the amount of fill coming off the site and why they had to have the entry on Candee Road. He said this type of development will generate less traffic than a pharmacy for example. Rick Martin, 76 Bluebird Drive, stated he is excited about TSC coming to Naugatuck but felt there was a better location for the development. He said he spoke to Mark D'Addabbo earlier. Mark said they looked at other sites but they didn't work. TSC needs 4 acres for their development. Charles Jackson owns property at 720 Beacon Valley Road and was concerned with the drainage and what effect it will have on his property. He questioned how will he know if the plan presented will actually be done. Bill Stopper verified with Sue Goggin that the project is inspected throughout the development. Charles mentioned that when there was construction on Route 63, the water running off on his property was white every day. He called DEEP who determined it was silt. Jim explained that TSC will control the runoff with their storm water plan and the runoff will be less than it currently is today. Wayne did a review of the storm water calculations. Rick Martin, 76 Bluebird Drive mentioned that there was construction up above this project that may have contributed to silt. Charles Jackson stated that it does not happen anymore. Kelly Bratchell wanted to know what she will see from her house looking across the street. Jim explained that the driveway for TSC will be moved down the street 40 feet and the trees directly across the street from Kelly will be staying. He

also stated that this property has been zoned for business for almost 40 years according to a map from 1984.

Bill Stopper suspended the public hearing at 7:30 p.m.

Bill Stopper reconvened the public hearing at 7:45 p.m.

Jim Cassidy requested a sidewalk waiver. Bill Stopper read the request for the sidewalk waiver into the record. Bill asked for any public comment for the sidewalk waiver. Rick Martin, 76 Bluebird Drive, Naugatuck, stated there are sidewalks in the new development in Applewood Estates. Jim Cassidy explained that he was referring to New Haven Road sidewalks and not subdivision sidewalks. Jim stated that there were no sidewalks 1,200 feet west to Walmart and no sidewalks 2 miles east. Bill asked again if the applicant had addressed all of the comments from the wetlands and fire commissions. Sue stated that they did and they also addressed Sue and Wayne's comments. All commission approvals are in. Bill closed the public hearing.

6:30 P.M. - PUBLIC HEARING: for special permit application for earth excavation at 1160 New Haven Road, Applicant: NERP Holding & Acquisitions, LLC. **Public hearing opens 8/17/2016, must close by 9/21/2016, unless extension granted.**

Jim Cassidy, Professional Engineer and Principal with the firm Hallisey, Pearson & Cassidy Engineering Assoc. Inc., 35 Cold Spring Road, Unit #511, Rocky Hill, CT. Jim explained that they looked at several different versions to develop the site at 1160 New Haven Road. Jim explained the alternate plans and the amount of material to come off the site with each plan. He also stated that they do not know where the material being excavated off the site is going yet. They would like to have the site work done and the pavement in before the winter. He also mentioned that the closer they find a destination for the material coming off the site, the faster that work will be done. They plan on working Monday through Friday from 7:00 a.m. – 4:00 p.m. and possibly on Saturdays. Jim went over the erosion and sediment control measures they will be using during excavation. Some of the material being excavated will be used to fill areas on site that need to be filled. There will be no barrier on the back of Ken Teach's property due to the fact that both pieces are zoned commercial. There was a discussion about the trucks removing the fill going north on Candee. Jim stated their anticipated route is Candee Road to New Haven Road but there is no restriction to go north on Candee . Jim again stated the closest source to bring the material to will be the quickest way to get the material moved and construction to start. Attorney Fitzpatrick suggested that they speak to Ron Pugliese about several areas in town that need material brought in. Rick Martin, 76 Bluebird Drive, Naugatuck asked if a right hand turn lane off Candee Road onto New Haven Road would be considered. Susan Goggin noted that there were no comments from the police commission for that. The only commissions that had any comments were the fire commission and the wetlands commission. Bill Stopper confirmed that all of Wayne Zirolli's and Susan Goggin's comments have been satisfied and they have received approvals from all of the other commissions. Bill Stopper closed the public hearing.

**NAUGATUCK ZONING COMMISSION
REGULAR MEETING
July 20, 2016**

William Stopper opened the meeting with the following in attendance:

MEMBERS:

William Stopper, Chair
April Slauson, Secretary - absent
Richard Cool – 6:05 p.m.
Neil Mascola
Wendyann Fowler
Matthew DeBarber, Alternate - absent
Caroline Hennessey, Alternate
Amanze Williams, Alternate

OTHERS:

Sue Goggin, Town Planner, ZEO, WEO
Lori Rotella, Assistant ZEO
Attorney Fitzpatrick
Public - 9

1. At 6:05 P.M., William Stopper opened the meeting with the Pledge of Allegiance, took attendance and noted there was a quorum. William made Amanze Williams a regular voting member in place of April Slauson.
2. Executive session with the Borough Attorney.
There was no executive session.
3. Approval of the July 20, 2016 Public Hearing and Meeting Minutes. The secretary will sign previously approved minutes.

VOTED: Unanimously on a motion by Neil Mascola and seconded by Wendyann Fowler to **APPROVE** the July 20, 2016 Public Hearing and Meeting Minutes as written.

4. **OLD BUSINESS:**

- A. Commission discussion/decision regarding special permit application for commercial development at 1160 New Haven Rd, Applicant: NERP Holding & Acquisitions, LLC

There was no discussion from the commission.

VOTED: Unanimously on a motion by Neil Mascola and seconded by Wendyann Fowler to **WAIVE** the sidewalk requirements for NERP Holdings, 1160 New Haven Road.

VOTED: Unanimously on a motion by Neil Mascola and seconded by Wendyann Fowler to **APPROVE** the special permit application for a commercial building at 1160 New Haven Road with the Wetlands Commission and the Fire Commission conditions.

- B.** Commission discussion/decision regarding special permit application for earth excavation at 1160 New Haven Rd, Applicant: NERP Holding & Acquisitions, LLC

There was no discussion from the commission.

VOTED: Unanimously on a motion by Neil Mascola and seconded by Richard Cool to **APPROVE** the special permit for earth excavation at 1160 New Haven Road with the condition that the truck routes be submitted to the Land Use Office once the location for the excavated material has been determined, as well as the Wetlands Commission and the Fire Commission conditions.

5. NEW BUSINESS

- A.** Accept application, refer to planning commission, set public hearing for September 21, 2016 at 6:15 P.M. for special permit for auto sales & repair at 49 Raytkwich Road, Applicant: A Better Way Auto

Attorney Kevin McSherry, 38 Fairview Avenue, Naugatuck for A Better Way Auto. Attorney McSherry explained that there is an existing building at 49 Raytkwich Road. The building will be converted from a manufacturing building to a sales/repair building with an expanded parking lot.

Meeting recessed: 8:15 P.M.

Meeting reconvened: 8:20 P.M.

Attorney McSherry explained that the engineer for the application will be away in China for the public hearing and will give the commissioners an overview of the project tonight. Steve Trinkaus, Professional Engineer, Southbury, gave a brief overview of the plan, the parking, and where the repair bays and offices will be located. He explained that detention will be on site and how that would be accomplished. Steve explained his primary expertise in engineering is Low Impact Development (LID). The area around the building is relatively level. The parking will be expanded off of the existing driveway. Internally there will be two loading bays and repair lifts. William Stopper questioned if the vehicles being stored on the other property will come here after being sold to be detailed. Attorney McSherry stated yes, the detail will be done here as well as the financing. Steven Trinkaus did not see any environmental issues. DMV will oversee A Better Way obtaining their repair and sales license.

VOTED: Unanimously on a motion by Neil Mascola and seconded by Wendyann Fowler to **ACCEPT** the application, **REFER** to the planning commission and **SET** the public hearing for September 21, 2016 at 6:15 P.M. for special permit for auto sales & repair at 49 Raytkwich Road, Applicant: A Better Way Auto

- B.** Commission discussion/decision regarding modification to special permit for Lots 18 & 30 Raytkwich Road, Applicant: A Better Way Auto

Attorney Kevin McSherry, 38 Fairview Avenue, Naugatuck for A Better Way Auto. Attorney McSherry explained that he is back before the commission for a site plan modification for Lots 18 & 30 Raytkwich Road. His client has hired Steven Trinkaus to rework the plan using Low Impact Development (LID). The new plan has less impact on the site and also less impact overall. Steven Trinkaus, Professional Engineer, Southbury, stated that the original plan called for 760 parking spaces which would have been mostly paved. The new plan has reduced the parking to 707 spaces and eliminates 3 acres of pavement. Instead they will be using a modified base. The top ¾ inch will be washed gravel which is very permeable. The pitch will be 6%. He also explained the type of soil on site and how the runoff will infiltrate into the soil. They will use a woven filter fabric. Steve also detailed how the storm water system will work. The size of the building on the old plan was 22,000 square feet. The new building will be 7,500 square feet with the potential to be expanded to 10,000 square feet. There will also be 36 client parking spaces. The old plan called for a several retaining walls and one up to 24 feet in height. The new plan will have 1 retaining wall with a maximum height of 8 feet in the front. The rest of the site will be gravel. They will be planting evergreen trees on the top of the site. Steve showed the commission the new landscaping plan. They will stagger the trees. He also went over the lighting plan. They will be using LED lights which are brighter but the light does not spread out. The entire parking area will be enclosed with a fence and gate. They will be cutting out material from the high side of the lot and filling in the low area. William Stopper has a concern with the residents looking down over the site. Steve explained that they will be planting evergreen trees on the top of the slope. They will grow well in the soils there and will also create a noise buffer. The existing vegetation will also remain on the top of the property near the residential area. Steven also addressed oil spills. For small spills, the rain will wash the oil into the soil and natural bacteria in the soil will eat the hydrocarbons. If the oil spill was larger, you would dig up the soil in the area and remove it from the site. Kevin McSherry mentioned the lot A Better Way is currently using at the old Risdon building which is made of dirt and gravel. There are no issues there. LID is a new way to develop areas. Susan Goggin passed out an article she found in the newspaper regarding LID in Woodbury. Attorney Fitzpatrick asked about the life span of geotech fabric. Steven explained that you do not need to replace it if it is not exposed to sun. A Better Way Auto would also like Steve Trinkaus to oversee the construction of the site.

Continued to September 21, 2016 meeting.

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

There was none.

6. Chairman Report

There was none.

7. ZEO Report

There was none.

8. Public Comment

There was none.

9. Adjournment

VOTED: Unanimously on a motion by Neil Mascola and seconded by Wendyann Fowler to adjourn the meeting at 8:55 P.M.

RESPECTFULLY SUBMITTED:

April Slauson, Secretary/lr