

**ZONING COMMISSION  
PUBLIC HEARINGS  
January 20, 2016**

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

**MEMBERS:**

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

**OTHERS:**

Sue Goggin, Town Planner, ZEO, WEO  
Lori Rotella, Assistant ZEO  
Wayne Zirolli – Borough Engineer  
Attorney Fitzpatrick, Borough Attorney  
Kathleen Donovan – Burgess Liaison  
Public 7

**6:15 P.M. - PUBLIC HEARING:** for special proposed text amendments to allow for the creation of the Prospect Street Design District and a zone change to the current map for properties along Prospect Street, Applicant: Borough of Naugatuck

William Stopper read Roland Desrosiers' letter dated January 12, 2016 regarding "Overlay Zone" proposed changes on Route 68 from Golden Court/Union Street to Prospect Town Line into the record. Roland could not be at the meeting and requested the letter be read into the record. Susan Goggin noted that she received an email from the Mayor. He wants to meet with the staff and Attorney Fitzpatrick next week to discuss their thoughts on the proposed PSDD. William questioned if we could change the zone for Prospect Street School only at this time and then, over time, as new applications come in change more. He did mention that that might be considered spot zoning. Attorney Fitzpatrick clarified that spot zoning is the creation of a zone on a particular property for the purpose of one applicant and not surrounding properties. Currently, Prospect Street has a mix of zones. He went over the different zones currently on Prospect Street. William Stopper asked for any public comment.

Giuseppe Pisani – Owner of Ferro Development, 360 Prospect Street, Pisani Steel Fabrication. Giuseppe began to explain that his property is currently zoned Industrial. Susan Goggin interrupted Mr. Pisani to inform him he was sent a notice in error. His property was removed from the proposed PSDD based on his previous request due to the fact that he may want to expand his business in the future. His property abuts the industrial park. He also stated he doesn't believe you need to rezone the entire street, only the area from Golden Ct up to Prospect Street School.

Reshma Bhojwani, 783 Prospect Street – explained she has 4 acres and is not sure what her property is currently zoned. She is in favor of the zone change. She feels no one wants to live on a main road. Susan will get back to her as to what her property is zoned as. She would like to sell her property and feels it would be easier to sell if it was zoned business or commercial.

Pat Scully, 21 Lines Hill Street and 236 Prospect Street – stated he agrees with Roland Desrosiers' letter that was read into the record. He believes Prospect Street is a scenic road with hills and streams. He feels there is no need to change the whole street, only Prospect Street School should be changed. Mr. Scully detailed what businesses are currently located on the street and approximately how long they have been there. He

understands that Prospect St is a state highway but wants it to stay residential. He feels by changing the zone, the town is taking his rights away, almost like eminent domain. The Public Hearing was continued until February 17, 2016 at 6:15 P.M.

**6:20 P.M. – CONTINUED PUBLIC HEARING:** for special permit for athletic field on Open Space in Apple Hill Estates Subdivision at the end of Wisteria Drive, Applicant: Borough of Naugatuck

Susan Goggin informed the commission the applicant only needs one more approval/report from the WPCA. They have approvals from all of the other commissions at this time. The WPCA did not meet in December and their meeting is Thursday, January 21, 2016. Jim Stewart explained that due to the fact there is a proposed bathroom on the plan they will need WPCA approval. The commission questioned if they could vote on this item without all approvals and reports in. Attorney Fitzpatrick explained to the commission that they have the power to waive requirements by a super majority vote, although he does not advise this. He explained you should have all advisory and subordinate reports before taking a vote. William Stopper asked for public comments. Trevor Fuller, 246 Osborn Road – wanted to know what the decision was regarding the proposed lighting going in on the field. Jim Stewart responded that the Borough is still proposing lighting at the field. The Parks Commission feels that lighting is very important and they will be relocating the old lighting from the high school to this field. Trevor stated that he lives in a residential neighborhood and is not in favor of stadium lights shining in his windows. April Slauson questioned if the lights will be facing down towards the field. Jim Stewart replied that the lights will be facing down and should be off at approximately 10:00 p.m. Trevor also commented on the fact that new houses are being built in the area of the field. Jim explained that is the reason why they are proposing this now so the future buyer will know exactly what is being proposed. Bay Sirivong, 254 Osborn Road is also concerned with the lights shining in his windows. Attorney Fitzpatrick explained what direction the lights are proposed to shine towards according to the map dated November 18, 2015. Deidre Collins, 246 Osborn Road – questioned who will be responsible for turning off the lights. Jim explained typically the coaches are responsible for turning the lights off at the end of the game. They can set something up with the Police Department to have a key or possibly put the lights on a timer set to shut off well beyond the end of the game. Deidre also stated she has a concern with traffic control of the area. People do not stop at the stop sign now and drive very fast. She wanted to know if the town will consider putting in a speed bump in the area of Wisteria Lane and Osborn Road. Jim replied he would not have an issue installing a speed bump if it is approved by the Police Commission. He did also mention that speed bumps could make it worse, but he will take a ride out to the area with Wayne Zirolli to see where a speed bump could possibly be installed. Deidre also questioned why is the town proposing stadium lighting. Jim explained there are certain standards needed in order to play baseball at night.

The Public Hearing was continued until February 17, 2016 at 6:30 P.M.

**6:30 P.M. - PUBLIC HEARING:** for special permit for hair salon and parking lot at 24 Golden Hill Court & 451 North Main Street, Applicant: Vesel Nasufi

Brian Plourde with Pustola & Associates, 185 Meadow Street, Naugatuck representing Vesel Nasufi, the applicant for a hair salon located at 24 Golden Ct and 451 N. Main

Street. Brian explained the project to the commission. There is an old garage on the property that the applicant is looking to renovate into a hair salon. There will be 12 parking spaces with 1 being a handicapped space. They intend to have cars enter on N. Main Street and exit the lot on Golden Court. There is currently an apartment structure on the property with parking in the front of that building. That parking is not accounted for on the plan. There will be a new sewer lateral that they will be seeking WPCA approval for. There will be a new dumpster pad located behind the apartment building and one means of lighting which will be mounted to the building. William Stopper noted he received two letters, one from Susan Goggin and one from Wayne Zirolli with their comments regarding the special permit. Susan explained to the applicant that he should have all referrals and comments from the other commissions by the next meeting on February 17, 2016. William Stopper asked for any public comments. There was none. The Public Hear was continued until February 17, 2016 at 6:45 P.M.

**6:45 P.M. - PUBLIC HEARING:** for proposed text change to Section 59 SDD #1, Applicant: Borough of Naugatuck

William Stopper informed the commission that they received a Negative referral from the Planning Commission for the proposed text change to Section 59 SDD#1. Their reason being they do not understand why you would need to identify what type of housing is recommended. The Planning Commission also feels there is no bearing to specify. The commission discussed the possible legal ramifications if the wording was added back into the regulations. At this time, the town is at 9.7% affordable housing. The commission had a discussion on what the effective date should be.

**VOTED:** Unanimously on a motion by April Slauson and seconded by Wendyann Fowler to **APPROVE** the proposed text change to Section 59.2 Requirements for area to qualify as an SDD#1 zone to change the text back to market rate housing, as it was originally to be effective as of February 13, 2016.

William Stopper closed the public hearing.

**VOTED:** Unanimously on a motion by April Slauson and seconded by Wendyann Fowler to **WITHDRAW** the previous motion regarding the proposed text change to Section 59.2 Requirements for area to qualify as an SDD#1 zone to change the text back to market rate housing, as it was originally to be effective as of February 13, 2016.

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

William Stopper opened the meeting with the following in attendance:

**MEMBERS:**

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

**OTHERS:**

Sue Goggin, Town Planner, ZEO, WEO  
Lori Rotella, Assistant ZEO  
Wayne Zirolli – Borough Engineer  
Atty Fitzpatrick - Borough Atty - left 7:05  
Kathleen Donovan – Burgess Liaison  
Public - 7

1. At 6:00 P.M., William Stopper opened the meeting with the Pledge of Allegiance, took attendance and noted there was a quorum. William made Wendyann Fowler a regular voting member in place of the vacant position.
2. Executive session with the Borough Attorney and the Zoning Commission.  
There was none.
3. Approval of the December 16, 2015 Public Hearing and Meeting Minutes. The secretary will sign previously approved minutes as written.

**VOTED:** Unanimously on a motion by April Slauson and seconded by Wendyann Fowler to **APPROVE** the December 16, 2015 Public Hearing and Meeting Minutes.

4. **OLD BUSINESS:**

- A. Commission discussion/decision for proposed text amendments to allow for the creation of Prospect Street Design District and a zone change to the current zoning map for properties along Prospect Street, Applicant: Borough of Naugatuck.

There was no discussion.

- B. Commission discussion/decision regarding special permit for Fox Hollow Adult Community, Mill Street

Susan Goggin refreshed the commission on what is going on with this development. She explained to the commissioners that the residents of the over 55 development, now called Silver Ridge, were questioning whether the special permit has expired. Susan has no new information at this time as far as what options there are for the property. Attorney Fitzpatrick explained that a special permit does not expire once the construction has begun. If the work is not started within a 2 year period then the special permit would expire. The special permit would have expired on December 14, 2015 if the work was not started in

the Adult Community. The Borough is holding a bond on the property for approximately \$41,000 with interest. Attorney Fitzpatrick stated that the bond may not be released until the Borough is satisfied with the improvements that were to be done. The current owners have an issue with the road not being finished. This is a private road and the bond cannot cover that. The bond is clearly itemized. The owners were requesting a transfer of the bond to finish the roadway, which they will have to work on, the Borough cannot allow for any release of the bond for that issue.

- C. Commission discussion/decision regarding special permit for proposed open space recreation field at Apple Hill Estates, Applicant: Borough of Naugatuck

There was no discussion.

- D. Commission discussion/decision regarding proposed text change to Section 59 SDD #1, Applicant: Borough of Naugatuck

**VOTED:** Unanimously on a motion by April Slauson and seconded by Wendyann Fowler to **APPROVE** the commission's proposed text change to Section 59.2 Requirements for area to qualify as an SDD#1 zone to change the text back to market rate housing, as it was originally to be effective as of February 13, 2016.

- E. Commission discussion/decision regarding special permit for Self-Storage facility and earth excavation activities at 1480 New Haven Road

Susan Goggin explained that there was no new information at this time. She is waiting for Attorney Fitzpatrick's office to draft documents.

- F. Commission discussion/decision regarding proposed hair salon and parking lot at 24 Golden Court & 452 North Main Street, Applicant: Vesel Nasufi

There was no discussion.

## 5. **NEW BUSINESS**

- A. Commission discussion/decision regarding certificate of approval for proposed location for automobile dealer's or repairer's license at 868 New Haven Road, Applicant: Shawna Renna

Lawrence Vaccarella, 46 Arvida Road, Wolcott, CT 06716 explained to the commission that they will have the same type of business currently being run out of 868 New Haven Road, a small used car lot and repairs specializing in German cars. William Stopper read into the record CGS Sec. 14-54 location to be approved by local authority.

**VOTED:** Unanimously on a motion by Neil Mascola and seconded by April Slauson to **APPROVE** a certificate of location at 868 New Haven Road, Applicant: Shawna Renna

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

**6.** Chairman Report

Susan Goggin informed William Stopper that the chickens on Caitlin Circle will be finding a new home. April Slauson asked for confirmation that you need 3 acres in order to have chickens on your property. It was confirmed.

**7.** ZEO Report

There was none.

**8.** Public Comment

There was none.

**9.** Adjournment

**VOTED:** Unanimously on a motion by April Slauson and seconded by Wendyann Fowler to adjourn the meeting at 7:30 P.M.

RESPECTFULLY SUBMITTED:

April Slauson, Secretary/lr