

**ZONING COMMISSION
PUBLIC HEARINGS
October 19, 2016**

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

MEMBERS:

William Stopper, Chair
April Slauson, Secretary
Richard Cool – 6:04 p.m.
Neil Mascola
Wendyann Fowler
Matthew DeBarber, Alternate - absent
Caroline Hennessey, Alternate - absent
Amanze Williams, Alternate - absent

OTHERS:

Sue Goggin, Town Planner, ZEO, WEO
Lori Rotella, Assistant ZEO
Wayne Zirolli, Borough Engineer
Kathleen Donovan, Burgess Liaison
Public – 1

6:15 P.M. - PUBLIC HEARING: for special permit application for auto sales and repairs at 49 Raytkwich Road, Applicant: A Better Way Wholesale Autos. **Public hearing opens 9/21/2016, must close by 10/26/2016, unless extension granted.**

Attorney Kevin McSherry, 38 Fairview Avenue, Naugatuck, representing A Better Way Wholesale Autos. Attorney McSherry stated that they have all of their approvals in place from the Planning, Police, Fire, WPCA and Wetlands commissions. He explained that there is an existing building on the site which was previously a manufacturing company. The applicant will utilize this building for their repairs, car washing, sales and paperwork. They will be adding some additional parking on this lot. Attorney McSherry described how their current operation works on Rubber Avenue and explained it will work the same way at this location in conjunction with their other location at 18 & 30 Raytkwich Road. They will continue to operate a small amount of business out of their location on Rubber Avenue after opening their new location. Steven Trinkaus, Civil Engineer, Southbury, was also representing the applicant. Steve went over Wayne Zirolli's comments dated October 3, 2016 and Susan Goggin's comments dated October 12, 2016. All of the comments have been addressed by Steven Trinkaus and shown on plans dated October 19, 2016. He stated that they will be using the existing lighting that is attached to the building and will not be adding any additional lighting. Steve also noted that the applicant will have 29 employees in the office and another 24 employees in the shop for a total of 53 employees at this location. The business will be open on Monday – Saturday from 8:30 a.m. – 8:00 p.m. and on Sunday from 9:00 a.m. – 5:00 p.m. They are anticipating between 10 – 30 customers a day. Steve discussed the grading plan and also the storm water control plan to the commission, along with where the two proposed signs will be located and the size of the signs. He stressed that the cars can only be washed inside of the building and that the oil/grit separators will go into the sanitary sewer system. The oil from oil changes will go into a completely enclosed container. This container is located in an under the floor storage tank. He also explained what types of trees will be used for the landscaping. There will be no changes to the exterior of the building. Steve has a few housekeeping items to clean up on the plans but will keep the revised date as October 19, 2016. William asked for any public comments. There was none.

William Stopper closed the public hearing.

**NAUGATUCK ZONING COMMISSION
REGULAR MEETING
October 19, 2016**

William Stopper opened the meeting with the following in attendance:

MEMBERS:

William Stopper, Chair
April Slauson, Secretary
Richard Cool – 6:04 p.m.
Neil Mascola
Wendyann Fowler
Matthew DeBarber, Alternate - absent
Caroline Hennessey, Alternate - absent
Amanze Williams, Alternate - absent

OTHERS:

Sue Goggin, Town Planner, ZEO, WEO
Lori Rotella, Assistant ZEO
Wayne Zirolli, Borough Engineer
Kathleen Donovan, Burgess Liaison
Public – 1

1. At 6:00 P.M., William Stopper opened the meeting with the Pledge of Allegiance, took attendance and noted there was a quorum.

Susan Goggin pointed out that there was a student from Post University at the meeting tonight. He was there to fulfill a class requirement.

2. Executive session with the Borough Attorney.
There was no executive session.
3. Approval of the September 21, 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 September 21, 2016 Public Hearing and Meeting Minutes as written.

4. **OLD BUSINESS:**

- A. Commission discussion/decision regarding modification to special permit for Lots 18 & 30 Raykwich Road, Applicant: A Better Way Wholesale Autos.

Attorney Kevin McSherry, 38 Fairview Avenue, Naugatuck, explained that the application for Lots 18 & 30 Raykwich Road is currently before the Wetlands Commission. The public hearing opened on October 5, 2016 and was continued to a special meeting on November 9, 2016. Susan mentioned that Wayne Zirolli explained to her that the front of Tomo 68 on Prospect Street has same type of stone slope proposed for 18 & 30 Raykwich Road. Susan noted that the Fire Commission approved the revised plans with no conditions.

William tabled this until the November 16, 2016 meeting. The commission is waiting on Wetlands approval.

- B.** Commission discussion/decision for special permit application for auto sales and repair at 49 Raytkwich Road, Applicant: A Better Way Wholesale Autos.

There was no discussion.

VOTED: Unanimously on a motion by Neil Mascola and seconded by April Slauson to **APPROVE** special permit application for auto sales and repair at 49 Raytkwich Road and the following submitted site plans:

“Site Development Plans, 49 Raytkwich Road, Naugatuck, Connecticut, Applicant: A Better Way Wholesale Autos, 423 Rubber Avenue, Naugatuck, Connecticut 06770, By Trinkaus Engineering, LLC, Civil Engineers, 114 Hunters Ridge Road, Southbury, Connecticut 06488, Dated: August 1, 2016, Revised to October 19, 2016 along with the Wetlands Commission conditions of approval and the Water Pollution Control Board conditions of approval.

5. NEW BUSINESS

- A.** Additional items require a 2/3 vote of the Commission.

There was none.

6. Chairman Report

William Stopper asked about the chickens on the golf course. Susan Goggin noted that she sent out another letter. There was a discussion regarding taking complaints from anonymous callers. We currently do not take complaints without a name and address.

7. ZEO Report

Susan explained to the commission that the special permit for 38 Cherry Street, for Mr. Baranowski expired on October 16, 2016. The special permit was for wholesale auto sales. Mr. Baranowski emailed Sue stating that he wanted the special permit to expire due to the fact that he does not have the capital to start the project. He was previously granted a one year extension. Attorney Fitzpatrick explained to Susan that it is good practice to write up the expiration notice of the special permit and file it on the town records. It makes it cleaner and easier for a title searcher doing a search on the property.

Susan also noted that the commissioners received next year’s meeting schedule in their packets. All of the meetings will be on the third Wednesday of the month. Susan mentioned that the plaza on the corner of New Haven Road and Cross Street went up for auction. Someone bought the whole plaza and hopefully we will have something coming into that plaza soon.

Susan also stated that an application is currently before the Wetlands Commission for a high school, housing and a small market on a parcel of land on May Street.

This will be a PDD. The development will have private roads. Seven acres of the parcel will be non-taxable due to the school and dormitories and the rest of the property, forty-seven acres will be on the tax roll. The applicant, Touro College has universities all over the world. There was a question regarding a Synagogue. There is no Synagogue on the plans. The applicant will bring in the connections for city sewer and city water.

Wayne and Susan met with Remzi Nasufi and Brian Plourde, the engineer on the project, regarding the Special Permit for 42, 46, 48 Prospect Street and 0 Golden Hill Street. The original project called for a gas station. That turned out to be too costly. They are working on revising their plans to remove the gas station, reduce the building to 4,000 square feet, half for Vinny's Restaurant and the other half for a possible coffee shop. They are also looking to add the drive thru back onto the plans. They will also be removing the convenience store. Sue also noted that the applicant is dealing with the DOT. They cannot have an entrance or exit onto Prospect Street. The State will also be leasing them the little strip of land on the corner of the property.

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 6:47 P.M.

RESPECTFULLY SUBMITTED:

April Slauson, Secretary/lr