

**ZONING COMMISSION  
PUBLIC HEARING MEETING DECEMBER 15, 2010  
SPECIAL PERMIT APPLICATION FOR A COMMERCIAL ADDITION  
FOR A SUPER WAL-MART LOCATED AT 1100 NEW HAVEN  
ROAD. APPLICANT: WAL MART.**

Joe Savarese opened the Public Hearing Meeting at 6:21 P.M. with the following in attendance:

**MEMBERS:**

Joe Savarese, Chair, absent  
Diana Raczkowski, Vice Chair  
Neil Mascola  
Stanley Jaroneczyk  
Richard Cool  
Sally Brouillet, alternate

**OTHERS:**

Public: 6  
Allison Hurley, Asst. CZEO  
Steve Macary, CZEO  
Edward Fitzpatrick, Boro Attorney  
Wayne Zirolli, Boro Eng.

Attorney John Knuff, representing the Applicant explained the proposal to expand the existing store located at 1100 New Haven Rd. He stated the property consists of 29.5 acres and the addition will be 23,072 square feet added to the existing 124,061 sq.ft store. The addition will be used to expand Walmart's groceries and other merchandise. This addition will be primarily to the northern side of the building, and the front entrance, front elevation and the rear loading will be modified and upgraded. No additional parking is required due to the large existing parking area and additional landscaping will be provided where appropriate. Attorney Knuff asked that all information from this recorded be added to the Public Hearing for a Special Permit application for Earth Excavation. Attorney Knuff noted a sedimentation and erosion control plan is included in the site plans, a traffic report has been submitted, the landscaping will be enhanced throughout the property and the expansion complies with all the performance standards in the regulations. The Planning Commission gave a positive referral for both the addition and the excavation special permits on December 6, 2010. The Inland Wetlands approved the application along with the Fire Commission, WPCA and the Connecticut Water Company. Larry Rycecky, Civil Engineer from Doucet and Associates reviewed the site civil portion of the application. Sunday Burm from Douglas Scott Tayrien of Tulsa Oklahoma reviewed the proposed building elevations, architecture and sign to the building. Shaun Kelly, Traffic Engineer reviewed the traffic report.

Public Comment; Mike Rielly of 67 Nicole Drive asked if there would be an auto center and concerned if there is blasting. Tina Acunpora of Brook Valley Estates asked if there could be something done with the traffic light because when she exits the entrance to Brook Valley Est. which is directly across the Walmart entrance they have a hard time taking a left hand turn. Tom Bacha of 86 Nicole Dr. concerned about his well if there is blasting. Wayne Zirolli asked the applicant to replace the existing pine trees at the corner on the top of the entrance with something smaller for the site line view when exiting the parking lot. Diana Raczkowski asked for additional trees and shrubbery in the parking lot. The Commission continued the Public Hearing to January 19, 2011 at 6:15 P.M.

**RESPECTFULLY SUBMITTED:**

Neil Mascola, Secretary/ah

**ZONING COMMISSION  
PUBLIC HEARING MEETING DECEMBER 15, 2010  
SPECIAL PERMIT APPLICATION FOR REMOVAL OF 1200 CUBIC  
YARDS OF MATERIAL REGARDING A COMMERCIAL ADDITION FOR  
A SUPER WAL-MART LOCATED AT 1100 NEW HAVEN ROAD.**

Joe Savarese opened the Public Hearing Meeting at 7:14 P.M. with the following in attendance:

**MEMBERS:**

Joe Savarese, Chair, absent  
Diana Raczkowski, Vice Chair  
Neil Mascola  
Stanley Jaroneczyk  
Richard Cool  
Sally Brouillet, alternate

**OTHERS:**

Public: 16  
Allison Hurley, Asst. CZEO  
Steve Macary, CZEO  
Edward Fitzpatrick, Boro Attorney  
Wayne Zirolli, Boro Eng.

Larry Ryceky, Engineer stated no blasting would occur, all material will be hauled off site and trucks will utilize the rear exit during construction. Mr. Ryceky explained that 1200 cubic yards of material will be excavated. Diana Raczkowski asked what the time frame would be. Mr. Ryceky said 1 year from start to finish and has estimated 2 to 3 months of earth removal activity. Diana Raczkowski has concerns with the truck exiting onto New Haven Rd. and asked the applicant to address some traffic control during construction. Sally Brouillet asked to see a complete plan of the plantings, trees and what the finished building will look like. Attorney John Knuff stated he will come back next month with a third plan showing the proposed plantings along with the additional plantings as requested by the Commission. There was no Public Comment. The Commission continued the Public Hearing to January 19, 2011 at 6:30 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary/ah

**ZONING COMMISSION  
CONTINUED PUBLIC HEARING MEETING DECEMBER 15, 2010  
FOR TEXT AMENDMENT to SECTION 44 (ALCOHOLIC BEVERAGES) of  
the NAUGATUCK ZONING REGULATIONS.  
APPLICANT: NAUGATUCK ZONING COMMISSION**

Joe Savarese reconvened the Public Hearing Meeting at 7:21 P.M. with the following in attendance:

**MEMBERS:**

Joe Savarese, Chair, absent  
Diana Raczkowski, Vice Chair  
Neil Mascola  
Stanley Jaroneczyk  
Richard Cool  
Sally Brouillet, alternate

**OTHERS:**

Public: 6  
Allison Hurley, Asst. CZEO  
Steve Macary, CZEO  
Edward Fitzpatrick, Boro Attorney  
Wayne Zirolli, Boro Eng.

Borough Attorney Ned Fitzpatrick recommended to the Commission that if they wish to adopt the draft for Section 44 and schedule A, presented at tonight's meeting. It should be published in the paper and a Public Hearing be held on the particular substance of these regulations. A discussion ensued between the Commission, staff and the Borough Attorney regarding package stores. Attorney Fitzpatrick said the changes this Commission has considered making are appropriate for moving Naugatuck where it needs to be in this area. He would like to hear comments from the public. Diana Raczkowski asked that the definition terms drafted by Chairman Joe Savarese be put in the proposed draft. Attorney Fitzpatrick questioned whether we use those or do we refer to the Department of Liquor Control definitions. He said more Towns are turning to the State Statute. Diana Raczkowski suggested to Attorney Fitzpatrick to discuss this with Joe Savarese. Sally Brouillet said she believes in the free market system and question even putting a distance between stores. Diana Raczkowski said we would discuss that a next months meeting.

There was no Public Comment. The Commission continued the Public Hearing to January 19, 2010 at 6:45 P.M.

**RESPECTFULLY SUBMITTED:**

Neil Mascola, Secretary/ah

**ZONING COMMISSION  
REGULAR MEETING DECEMBER 15, 2010**

Joe Savarese opened the Regular Meeting at 6:04 P.M. with the following in attendance:

**MEMBERS:**

Joe Savarese, Chair, absent  
Diana Raczkowski, Vice Chair  
Neil Mascola  
Stanley Jaroneczyk, arrived at 6:17  
Richard Cool,  
Sally Brouillet, alternate

**OTHERS:**

Public: 9  
Allison Hurley, Asst. CZEO  
Steve Macary, CZEO  
Edward Fitzpatrick, Boro Attorney  
Wayne Zirolli, Boro Eng.

**REGULAR MEETING**

1. Diana Raczkowski chaired the meeting. She opened the meeting with the Pledge of Allegiance and then took attendance. At this point, it was determined that a quorum was present. Diana Raczkowski appointed Sally Brouillet a regular voting member in place of Joe Savarese.
2. No Executive Session with Borough Attorney.
3. Approval of November Regular and Public Hearing meeting minutes and the secretary will sign previously approved minutes.

**VOTED:** Unanimously on a motion by Neil Mascola and seconded by Sally Brouillet to **APPROVE** the November Regular and Public Hearing meeting minutes as written.

4. **OLD BUSINESS:**

A. Commission Discussion/ Decision for a Special Permit Application for a Commercial addition for a Super Wal-mart located at 1100 New Haven Road.  
Applicant: Wal-Mart.  
The Commission continued the Public Hearing to January 19, 2011 at 6:15 P.M.

B. Commission Discussion/ Decision for a Text Amendment to Section 44 (Alcoholic Beverages) of the Naugatuck Zoning Regulation. Applicant: Naugatuck Zoning Commission.  
The Commission continued the Public Hearing to January 19, 2011 at 6:45 P.M.

C. Commission Discussion/ Decision for a Special Permit Application for removal of 1200 cubic yards of material regarding a Commercial addition for a Super Wal-Mart located at 1100 New Haven Road.  
The Commission continued the Public Hearing to January 19, 2011 at 6:30 P.M.

**5. NEW BUSINESS:**

- A. Commission Accept/Set Public Hearing/Refer to Planning Commission for Text Change to Section 23.1 (schedule A.) to allow bowling alleys, Billiard pool halls, indoor rifle range and archery range. In a I-2 zone with a special permit. Applicant: Lynch, Trembicki and Boynton.

**VOTED:** Unanimously on motion by Neil Mascola and seconded by Stanley Jaroneczyk to Accept/Refer to Planning Commission and set a Public Hearing for Text Change to Section 23.1 (schedule A.) to allow bowling alleys, Billiard pool halls, indoor rifle range and archery range. In an I-2 zone with a special permit. Applicant: Lynch, Trembicki and Boynton. The Public Hearing was set for February 16, 2011 at 6:15 P.M.

- B. Commission Accept/Set Public Hearing/Refer to Planning Commission for a Text Change to Sections 58.2, 58.4.2 and 58.4.11 of the Zoning Regulation. Applicant: Woermer Law Firm.

**VOTED:** Unanimously on a motion by Rick Cool and seconded by Stanley Jaroneczyk to Accept/Set Public Hearing/Refer to Planning Commission for a Text Change to Sections 58.2, 58.4.2 and 58.4.11 of the Zoning Regulation. Applicant: Woermer Law Firm. The Public Hearing was set for February 16, 2011 at 7:00 P.M.

- C. Commission Discussion/ Decision for a commercial addition located at 562 Rubber Ave. (Naugatuck Veterinary Hospital) Applicant: Attorney Kevin McSherry.

Attorney Kevin McSherry reviewed the plans stating they are proposing a 1666 sq. ft Addition to the existing Naugatuck Veterinary Hospital located at 562 Rubber Ave. Attorney McSherry explained there is plenty of parking and it meets all setbacks requirements. Wayne Zirolli, Borough Engineer said he has just received the plans tonight. In looking at them now he believes the existing pipe can handle the run-off. Diana Raczkowski questioned the materials and elevation of the addition. Attorney McSherry stated they will match the existing building. Sally Brouillet asked to see pictures of the elevation. Diana Raczkowski asked how long the project would take.

Attorney McSherry said 60 to 90 days. Wayne Zirolli said he would like to review the plans to look at the retention for the addition. Diana Raczkowski asked the applicant to bring in plans showing the elevation, architectural design and buffer areas for the next meeting.

- D. Commission Discussion/ Decision regarding comments for a referral from the Zoning Commission for an Easement for AT&T from the Borough of Naugatuck. Applicant: AT&T.

The Zoning Commission conquered on a referral regarding an Easement for AT&T from the Borough of Naugatuck that plantings be used to adequately obscure the cabinet from view, height and size to be approved by the Borough Engineer.

- 6.** There were no Change of Use applications.

7. Commission discussion regarding Follow-up of monthly ZEO Report and updates on outstanding current zoning complaints.  
Steve Macary stated he has several complaints downstairs and has sent out 3 fines by certified mail. Diana Raczkowski asked if those were the ones she discussed with him and if he would have an update on these next month. Mr. Macary said yes.
8. Additional items to be discussed require a 2/3 vote to be added to the agenda.  
**VOTED:** Unanimously on a motion by Neil Mascola and seconded by Sally Brouillet to **ADD** to the agenda a Discussion possible action regarding a Site Plan Application for Shep's Auto located at 856 New Haven Rd. Applicant: Dean Rotatori  
  
**VOTED:** Unanimously on a motion by Diana Raczkowski and seconded by Neil Mascola to **APPROVE** a Site Plan Application for Shep's Auto, for additional parking located at 856 New Haven Rd. Applicant: Dean Rotatori with the following conditions:
  1. All cars are to be parked parallel to the road, no more than two cars deep with a drive isle in between.
  2. Low growing shrubs or plantings shall be placed in front of the property, size and type to be approved by the Borough Engineer.
  3. Approval of this Site Plan is subject to the review of the drainage by the Borough Engineer and all of his recommendations for improvements shall be reflected on a revised Site Plan also to be approved by the Borough Engineer.
  4. All Plantings, parking and any changes the Borough Engineer makes shall be on the revised Site Plan.
9. No Chairman Report.
10. Adjournment.  
**VOTED:** Unanimously on a motion by Rick Cool and seconded by Neil Mascola to adjourn tonight's meeting at 8:30 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary/ah