

**ZONING COMMISSION
REGULAR MEETING JANUARY 20, 2010**

Joe Savarese opened the Regular Meeting at 6:05 P.M. with the following in attendance:

MEMBERS:

Joe Savarese, Chair
Diana Raczkowski, Vice Chair
Stanley Jaroneczyk
Neil Mascola
Richard Cool
Peg Sheehy, alternate, absent

OTHERS:

Public: 0
Wayne Zirolli, Boro Engineer
Allison Hurley, Asst. CZEO

1. Joe Savarese opened the meeting with the Pledge of Allegiance and then took attendance. At this point, it was determined that a quorum was present.
2. No Executive Session.
3. Approval of minutes and the secretary will sign previously approved minutes.
VOTED: Unanimously on a motion by Stanley Jaroneczyk and Neil Mascola to **APPROVE** the November 18, 2009, the November 30, 2009 Special meeting and the December 16, 2009 regular and Public Hearing meeting minutes.

The Commission then proceeded to items 4B and 5A.

4. **OLD BUISNESS:**

A. Commission Discussion/Decision for modification to the Naugatuck Zoning Map, areas that will be changed, R-30 to R-65 located in the area of Rubber Ave to Andrew Mountain Rd., Nichols Rd, Mistywood, Evelyn Dr., Bosco Dr., Krodel Rd. Candee Rd., Kingwoods Dr., Mulberry St., R-15 to R-45 in the area of Maple Hill Rd. May St. I-1 to R-8 Cherry St. Ext.
The Commission recessed this Public Hearing until February 17, 2010 at 6:30 P.M.

B. Commission discussion to form sub-committees regarding the following items:
Signs, Alcohol, Tents.
Joe Savarese stated he would like the commission members to form a sub-committee to review the sign, alcohol and tent regulations to see if they can put together a draft for some change that need to be made. Stanley Jaroneczyk said he would be on the committee for the tents, and Rick Cool said he would review the alcohol regulation.

5. **NEW BUISNESS:**

A. Commission discussion regarding Aquifer Protection Agency - formation of and consideration to integrate IWC.
Joe Savarese discussed possibly having a member from the Wetlands commission and WPCA to act as the Aquifer Protection Agency to review any applications. A discussion ensued regarding the aquifer agent and agency.

The Commission proceeded to the Public Hearing.

6. No Commission Discussion for Change of Use applications.
7. There was no Public Comment.
8. Additional items to be discussed require 2/3 vote to be added to the Agenda.
VOTED: Unanimously on a motion by Neil Mascola and seconded by Diana Raczkowski to **ADD** a discussion regarding an on going issue on property located on Elm St., Lineweber Bros.

Joe Savarese stated he had visited the property last June. As he understands it the business technically is not legal. Mr. Lineweber was supposed to supply this commission with documentation that the business was viable and ongoing since Uniroyal was in business. Joe stated what evidence there was of construction being done since the 1950's was actually Harold Lineweber Senior performing construction work on behalf of Uniroyal under a contract. Mr. Savarese said he has asked for some type of legitimization of a business back then to the present time to show what they were doing and has not been provided with anything. Joe also asked for copies of the lease the Linwebers have with Uniroyal specifying what they have the right to do on the property. He believes Linwebers Attorney Kevin McSherry has been advised verbally. Joe Savarese said he asked Mr. Macary to send him a note but is does not have a copy of the note and is not sure if it was sent or Steve made a phone call. Diana Raczkowski mentioned that Steve Macary did talk with the agency that controls the lease and said the Linwebers lease was just to stock pile material not to sell it. Joe Savarese feels they have had more than ample time to provide the Commission with information to substantiate the business. Diana Raczkowski suggested having the Borough Attorney handle it because the Commission is not qualified to determine this.

Diana Raczkowski asked that Steve Macary investigate the following properties:

1. Digging going on in Salem Square on New Haven Road to the right side it looks like they have removed some of the bank.
2. 97 Woodbine Street, they installed a tent before and Mr. Macary made them take it down and now it is back up again.
3. Concrete supply place located at 1483 New Haven Rd. suppose to be a line of non deciduous trees along the property of Labriola and Labriola she does not see it.

9. No Report of the ZEO.
10. No Chairman Report.
11. Adjournment.
VOTED: Unanimously on a motion by Stanley Jaroneczyk and seconded by Diana Raczkowski to adjourn the meeting at 7:20 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary, ah

**ZONING COMMISSION
PUBLIC HEARING MEETING JANUARY 20, 2010
For MODIFICATION to the NAUGATUCK ZONING MAP, AREAS THAT
WILL BE CHANGED , R-30 TO R-65 LOCATED in the AREA OF RUBBER
AVENUE to ANDREW MOUNTAIN RD., NICHOLS RD, MISTYWOOD LANE,
EVELYN DR., BOSCO DR., KRODEL RD. ,CANDEE RD., KINGWOODS DR.,
MULBERRY ST., R-15 TO R-45 in the AREA OF MAPLE HILL RD. MAY ST.
and I-1 TO R-8 CHERRY ST. EXT.**

Joe Savarese reconvened the Public Hearing Meeting at 6:32 P.M. with the following in attendance:

MEMBERS:

Joe Savarese, Chair
Diana Raczkowski, Vice Chair
Neil Mascola
Stanley Jaroneczyk
Richard Cool
Peg Sheehy, alternate, absent

OTHERS:

Public: 0
Allison Hurley, Asst. CZEO
Wayne Zirolli, Boro PE

Wayne Zirolli handed out a revised map and a list of properties containing 10 acres or more. Diana Raczkowski said it is still very hard to read the map and thinks a new map should be done identifying the undeveloped parcels of land only. Wayne said the map printer was not working properly and hopes to get it back up and running soon. He said Fred Agee, GIS is working very hard with the assessor's office to get the correct information from the vision data base. The Commission asked Wayne to put together a new map labeling the state forest, property owners and mark in color the 10 acre or more parcels. Diana Raczkowski recommended having a new reference list too. A discussion ensued regarding the possibility of having Mr. Zirolli putting together a new application for next months meeting.

The Commission recessed this Public Hearing until the February 17, 2010 meeting.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary, ah

The Commission resumed the regular meeting.