

**ZONING COMMISSION
CONTINUED PUBLIC HEARING MEETING JUNE 16, 2010
A SPECIAL PERMIT APPLICATION REGARDING THE
CONSERVATION AREA LOCATED ON GUNNTOWN ROAD.
APPLICANT: BOROUGH OF NAUGATUCK.**

Joe Savarese reconvened the Public Hearing Meeting at 6:05 P.M. with the following in attendance:

MEMBERS:

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

OTHERS:

Public: 7
Wayne Zirolli, Boro PE
Steve Macary, CZEO
Allison Hurley, Asst. CZEO
Boro Attorney, Ned Fitzpatrick

Steve Macary stated the Police report is pending. Attorney Fitzpatrick noted he did not attend the Police Commission meeting this week but their report is an advisory report. Diana Raczkowski said the Police Commission might have concerns and we might want to include them in the conditions, if approved. She also mentioned that Sally Brouillet who had to go to another meeting asked if there could be a sign stating the park closes after dark. Attorney Fitzpatrick said the Parks Commission will include it on the sign they will be creating and the entrance will be gated. Diana Raczkowski had concerns regarding the trash and asked that trash cans be put on the path. Attorney Fitzpatrick said the Parks Commission felt if they put trash cans in they would be dumped over. He said he would let the parks commission know of the concerns and maybe they can put one in the parking lot. Wayne Zirolli said if you have the strength to carry it in you can carry it out.

No public comment. The Commission recessed the public hearing until a special meeting on **Tuesday, June 29, 2010 at 7:00 P.M.**

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary, ah

ZONING COMMISSION
CONTINUED PUBLIC HEARING MEETING JUNE 16, 2010
For PDD #11 LOCATED ON PROSPECT ST. AKA ROUTE 68.
APPLICANT: FULLING MILL DEVELOPMENT LLC.

Joe Savarese reconvened the Public Hearing Meeting at 6:35 P.M. with the following in attendance:

MEMBERS:

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

OTHERS:

Public: 9
Wayne Zirolli, Boro PE
Steve Macary, CZEO
Allison Hurley, Asst. CZEO
Pat Scully, Burgess Liaison

Attorney Mike McVerry, representing the applicant stated the Planning Commission reported they liked the use of the land but found the proposal did not adhere to the Plan of Conservation and Development (POC). Attorney McVerry said the comprehensive plan of zoning is to find within the zoning regulations how the property is zoned. He feels there is a bit of conflict with the Plan of Conservation and Dev. and Zoning, where the majority of the property is zoned I-2 already and the POC talks about this being a residential zone. Attorney McVerry stated the applicant has removed the front part of the property located along Prospect Street from the PDD #11. He said this Commission accepted earlier in the meeting a zone change application to a B-2 for the front property. The PDD #11 will consist of the back parcel for the small industrial park.

Diana Raczkowski stated the commission had a site walk on July 2. They walked the site to determine current elevations and placement of the buildings. Diana Raczkowski said she would like to see non deciduous trees planted along Mr. Mattson's property line for additional screening. Joe Savarese read the concerns stated in a letter of referral from COG's report dated June 1, 2010. Mr. McVerry said he did not receive a copy but would get one from Mr. Macary so they could address the concerns. Diana Raczkowski said she would like to see something in the narrative addressing what precautions will be taken regarding noise, smells and cleaning containment areas. Mr. McVerry said he would address those for next months meeting. Mr. McVerry submitted a request to extended the Public Hearing.

Public Comment: Pat Scully 21 Lines Hill St. also owns property on Prospect St. along the fulling mill brook said during the last rain storms the brook looked like a sand wash coming down stream. He said he is not sure if the silt fence on the site is working. Mr. Scully stated as a member of the Planning Commission who wrote the Plan of Conservation and Development in 2000, the area was set up to be a residential area and we hoped the Zoning Commission would follow the POC which was approved by the Planning Commission and the BOB. He said yes the POC may change but it has not yet. Mr. Scully has concerns regarding the erosion. The Industrial park will be more run-off and hope they would consider 0 run-off controls. He would like the plans to clarify which side of the street the work to widen the road will be on. He feels that this is a residential street with nice homes that will depreciate if a 7-eleven or gas station is allowed to be

built. Michael Regan of 966 Propsect St. had concerns with the traffic becoming worse due to the proposed industrial park. Brian Prentise of Maple Hill Rd. suggested the applicant to sacrifice the 3 acres along Prospect St and leave it as a buffer area between the residential homes and the industrial park. He would like to see evergreens or blue spruces planted not white pine because the bottoms become bare and tops are only green. Concerned with area being too bright due to lighting for park and the brook is brown after it rains from the silt washing into it. Carl Mattson of Maple Hill Rd. would like to see a traffic study done, concerned about the turning lane lessoning the width of the property, noise control, sand and silt run-off, well protection, pollution and yield. Mr. Mattson feels there is no reason for a PDD if it is zoned I-2 already. He asked if the Town of Prospect was notified. Diana Raczkowski stated the wells will be tested before construction and yes Prospect was notified. Bill Allison stated his concern with the entrance to the industrial park located directly across from his driveway. He has a tough enough time crossing 2 lanes never mind 3. Paul Benevich, from Land Data Engineers explained the plans for the turning lane and the radius of the entrance way. He stated the by-pass lane is on the south side of Prospect st. and all road widening will be done on that side only. He will get the counts from DOT regarding the traffic and the radius for entrance will be 45 feet. He will have a plan from DOT stating they approve for the next meeting. The Commission agreed to extend the public hearing to July 21, 2010 at 6:45 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary, ah

**ZONING COMMISSION
CONTINUED PUBLIC HEARING MEETING JUNE 16, 2010
FOR A SPECIAL PERMIT APPLICATION REGARDING A BUS TERMINAL
AND MAINTENANCE SERVICE CENTER LOCATED ON 125 SOUTH MAIN
ST. AND 35 HOTCHKISS ST. APPLICANT: PAR HOLDING LLC.**

Joe Savarese reconvened the Public Hearing Meeting at 7:52 P.M. with the following in attendance:

MEMBERS:

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

OTHERS:

Public: 3
Wayne Zirolli, Boro PE
Steve Macary, CZEO
Allison Hurley, Asst. CZEO

Terry Meyers of Meyers Engineering said he was filling in for his son Scott tonight. He stated revised plans were submitted to the Commission with the Inland Wetland's approval with conditions on them and have addressed the report from the Southwest Conservation regarding the drainage issues. Mr. Meyers stated Attorney Pilicy is working out the easements with the Borough Attorney Fitzpatrick and asked if the application is approve that it be made a condition. He stated he has spoken to Donna Serisin with the DEP. They will be applying for a Industrial permit. Terry Meyers said the bus terminal falls under a certain classification so the DEP has to approve it as well after the plans are approved by the Town.

There was no public comment. The Commission closed the public hearing.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary, ah

**ZONING COMMISSION
PUBLIC HEARING MEETING JUNE 16, 2010
FOR A ZONE CHANGE TO AN R-65 ZONE FOR PROPERTIES LOCATED
IN THE BOROUGH OF NAUGATUCK.**

Joe Savarese stated this public hearing has been canceled and rescheduled for a special meeting **on Tuesday, June 29, 2010 at 6:00 P.M.**

**ZONING COMMISSION
REGULAR MEETING JUNE 16, 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
Neil Mascola
Stanley Jaroneczyk,
Richard Cool
Sally Brouillet, alternate

OTHERS:

Public: 14
Wayne Zirolli, Boro PE
Steve Macary, CZEO
Allison Hurley, Asst. CZEO
Boro Attorney, Ned Fitzpatrick

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 with Borough Attorney.
3. **VOTED:** Unanimously on a motion by Stanley Jaroneczyk and seconded by Rick Cool to **APPROVE** the May 19, 2010 regular and Public Hearing meeting Minutes with the following amendment to the discussion for a Proposed Telecommunications Facility located at 880 Andrew Mtn. Road that the applicant stated the Borough of Naugatuck can use a spot on the towers.

VOTED: Unanimously on a motion by Diana Raczkowski and seconded by Neil Mascola to **ADD** to the agenda a Zone Change Application from I-2 and R-15 to a B-2 commercial zone, located on 0 Prospect St. Applicant: Fulling Mill Development, LLC.

VOTED: Unanimously on a motion by Diana Raczkowski and seconded by Stanley Jaroneczyk to **Accept/ Refer** to Planning Commission set a Public Hearing for a Zone Change Application from I-2 and R-15 to a B-2 commercial zone, located on 0 Prospect St. Applicant: Fulling Mill Development, LLC. The Public Hearing is set for **August 18, 2010 at 6:30 P.M.**

4. **OLD BUSINESS:**

- A. Commission Discussion/ Decision for a Special Permit Application regarding Conservation area located on Gunntown Road. Applicant: Borough of Naugatuck. The Commission rescheduled the public hearing for **Tuesday, June 29, 2010 at 7:00 P.M.**
- B. Commission Discussion/ Decision for PDD #11 located on Prospect St. aka Route 68. Applicant: Fulling Mill Development LLC. The Commission will reconvene the public hearing on **July 21, 2010 at 6:45 P.M.**
- C. Commission Discussion/ Decision for a Special Permit Application regarding a Bus Terminal and Maintenance Service Center located on 125 South Main St and 35 Hotchkiss St. Applicant: Par Holding LLC.
VOTED: Unanimously on a motion by Diana Raczkowski and seconded by Stanley Jaroneczyk to **APPROVE** a Special Permit Application regarding a Bus Terminal and Maintenance Service Center located on 125 South Main St and

35 Hotchkiss St. Applicant: Par Holding LLC with the following conditions:

1. The letter dated June 7, 2010 submitted to the Naugatuck Wetland's Commission signed by Keith Rosenfeld is adhered to.
2. The oil tank specifications submitted during the public hearing on 6/1/2010 be made part of the plans.
3. That the Hydro guard maintenance schedule report be submitted every 6 months to the Borough Engineer.
4. The monitor well reports be submitted to the Borough Engineering Department semi annually.
5. Any washing of vehicles be done professionally and to the current best practices, to ensure that no run-off enters the river or the drainage system.
6. Documents giving the Town an easement for the river walk be approved by the Borough Attorney.
7. The Industrial activity permit be obtained from the DEP.

D. Commission Discussion/ Decision for a Zone Change to an R-65 zone for properties located in the Borough of Naugatuck.

The Commission did not open the public hearing. They have rescheduled the opening of the public hearing to a **Special Meeting on June 29, 2010 at 6:00 P.M.**

5. NEW BUSINESS:

A. Commission Discussion for a Better Way Auto to park cars on General Data Com Property located on Elm St and Rubber. Applicant: A Better Way Auto Wholesaler LLC.

Pat Granahan representing A Better Way Auto stated they will be parking approximately 200 to 300 cars and a trailer in the GDC parking lot. A Better Way Auto has signed a lease with GDC which starts July 1, 2010. Diana Raczowski said the cars should be parked in the current parking spaces. Joe Savarese asked if they would be using the whole lot. Mr. Granahan said there plan is to use the center area. Mr. Savarese said they should utilize the existing parking spaces. Wayne Zirolli stated there is a main thorough fair in the center and it should be preserved for traveling through the parking lot. Diana Raczowski added when people travel by it should look like the cars are parked there from the factory and not like a used car lot.

6. There were no Change of Use applications.

7. No Public Comment.

8. Report of the ZEO regarding the following:

1. Tomo Restaurant, Rte 68 and Lines Hill Road.

Joe Savarese read an email he received from Pat Scully regarding Tomo Restaurant's fence/patio issue. Joe said he was under the impression the State was handling this and that it was sent to the Police Commission for review. Steve Macary said it is on the state right of way. Wayne Zirolli, Boro Engineer said the state did survey it and a portion of the front line about a foot or less sits in the State highway. Chairman Savarese feels the police and zoning have responsibilities in handling the line of sight but would like to get a legal interpretation.

Pat Scully of 21 Lines Hill St. stated the building is a non conforming pre existing commercial building in a residential zone, and you cannot expand a non conformity. Mr. Scully said it is a safety hazard because it obstructs the site line view from Lines Hill St. He does not think turning Lines Hill St into a one way street is the proper way to handle it. Joe Savarese said he will bring this to the Borough Attorney for legal advice. Diana Raczkowski said she was hoping the Police Commission would have acted on it. Wayne Zirolli said looked up in the Connecticut Highway manual for the line of sight regulations. Wayne said whether the fence is encroaching into the state property or not, is a separate issue from the perimeters of determination for line of sight. Mr. Zirolli stated whether the fence is 2 feet or 4 feet high at your eye height, the fence is still an obstruction. The owner has also planted evergreens in front of the fence. Wayne stated he is not happy with the whole situation. Joe said he agrees with Wayne about the dangers there but the question is who is responsible. Diana Raczkowski asked Steve to see if they would remove the fence voluntarily.

9. Chairman Report.

Joe Savarese said he senses some disharmony with what we are determining as a PDD. He suggests having a workshop and having someone come in maybe from COG to explain what they are. Diana Raczkowski stated back when we had the first PDD they were tailored to fit it and it doesn't fit the concept of a PDD. She said she was told the whole concept of a PDD was to bring in mixed uses. She feels it is worthy of a discussion. Mr. Macary stated the whole thing with a PDD is we the Town don't own it. Joe Savarese commented that he would like to see better communication between commissions and would like to explore bringing the Planning Commission and Zoning Commission as one.

10. Adjournment.

VOTED: Unanimously on a motion by Diana Raczkowski and seconded by Stanley Jaroneczyk to adjourn this meeting at 8:50 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary, ah