

ZONING COMMISSION
PUBLIC HEARING MEETING MAY 19, 2010
For PDD #11 LOCATED ON PROSPECT ST. AKA ROUTE 68.
APPLICANT: FULLING MILL DEVELOPMENT LLC.

Joe Savarese opened the Public Hearing Meeting at 6:34 P.M. with the following in attendance:

MEMBERS:

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

OTHERS:

Public: 16
Wayne Zirolli, Boro PE
Steve Macary, CZEO
Allison Hurley, Asst. CZEO

Attorney Mike McVerry, representing the applicant stated he has submitted copies of revised plans and revision to the narrative to Mr. Macary this afternoon. Attorney McVerry said the application was in front of the Planning Commission for the past 2 months and at the May meeting the Commission asked for more detail in the narrative. One of the Planning members stated at that meeting he would be providing us through Mr. Rosenfeld a memorandum spelling out what they were looking for. Attorney McVerry said as of this week the Planning Commission changed there mind as far as what they do and don't need and we were told at the beginning of this week they would not be providing us with the memorandum. He stated the most recent narrative would represent out current statement on this matter. Attorney McVerry stated this application was approved by the wetlands commission in July of 2009 and he submitted the final wetlands report. He explained that the Wetlands Commission sent this application for review by Southwest Conservation. Attorney McVerry submitted the initial responses letter from SWC dated 4/28/09, a response from Land Data Engineering dated 5/29/09, another letter from SWC dated 6/1/09 and a final response from Land Data Engineering dated 6/3/09 stating all the concerns from SWC had been addressed. Attorney McVerry said what the applicant is looking for with this PDD#11 is to build a commercial industrial park. He said presently the site is zoned I-2 and 500 feet on the Prospect Town line side is R-15 It will be develop in 4 Phases, Phase 1 along Route 68/Prospect St. to include B2 uses, a gas station and a small strip mall with potential residential apartments on the second floor. Phases 2, 3 and 4 will consist of an industrial use which is permitted in the I-2 zone under the towns zoning regulations. The Industrial zone will be developed in accordance to the Plan of Conservation and Development with an integrated design and stable character which would be consistent with the neighborhood and also taking into account the current zone of the property. Attorney McVerry said his client is proposing a 50 foot buffer around all industrial areas, a westerly conservation easement that was part of the wetlands approval and a commercial condominium form of development with services to be maintained by an association. Diana Raczkowski had concerns with sight, sound and smell. Attorney McVerry said they will be addressed in the narrative. Paul Benevich, from Land Data Engineers stated the 80 by 100 foot driveway on the eastside will be terminated and used for emergency vehicle only. He said the Army Corp said this was a category 1 which does not call for a public hearing. The DOT is reviewing the entrances and turning lanes and required more detail so we are in the process of getting that information to them. It will have public water from Connecticut Water Company; we will be putting in a common forced main through the project all the way up Great Hill Rd to the high point and will be ejecting the sewage

from the project. This has been approved by WPCA last fall. Diana Raczkowski asked Mr. Benevich to point out on the plans where the plantings will be. James Warren, applicant stated he would like to start development sooner than later. Mr. Warren said there is a natural buffer already 50 to 100 feet and they have cleared right to where the wetlands commission approved. Diana Raczkowski asked about a buffer along the property of Mr. Mattson. James Warren said there will be a berm and there is a 101 feet between the building and Mr. Mattsons property.

Public Comment: Pat Scully of 21 Lines Hill Rd also owns property at 234 - 236 Prospect St. and land along Fulling Mill Brook. He has concerns with the erosion caused by run-off. Brian Prentice of 50 Maple Hill Rd. stated his concerns regarding noise, visual impact, traffic issues, the watercourse and the wells in the area. He also was concerned with run off on the southwest corner said there is no silt fence and feels there should be. Nancy Candee 936 Prospect St. stated has lived directly across from the site for 47 years and does not think they should of clear cut all the trees. She has concerns about a gas station going in and the traffic safety. Jay Candee of 936 Prospect St. has concerns on the location of the gas station entrance. Michael Regan 966 Propsect St. has concerns with the traffic, loud noise from large trucks and would like to see the wells tested. He is also concerned with contamination to the wells and brooks from the commercial businesses. Isabella Rodriques of 900 Prospect St. has concerns with the property values decreasing and because the property sits in a bowl the noise is magnified. Also very concerned with traffic it is already a very heavy traveled road and the cars usually travel over the speed limit. Carl Mattson of 46 Maple Hill Rd. stated his concern with having a commercial/ industrial building only 50 feet from residential homes. Mr. Mattson said the Commission should be aware that once a PDD is approved that allows them to put whatever they want in there. Eugene Magill of 132 Maple Hill Rd asked if the property was already zoned for commercial and industrial. Joe Savarese stated it is an industrial zone. Part of the piece on Prospect St. and property on the east side abutting the Prospect town line is residential R-15. Mrs. Magill stated her biggest issues are with the proposed commercial uses, the heavy traffic and the environmental such as gas leaking into the wells. She is opposed to the commercial uses. Bill Allison of 912 Prospect St. said he has no problem with the industrial zone but is against the commercial use on route 68 corridor. He said his concerns were the same as Mrs. Magill stated. The Commission will reconvene the public hearing at a site walk scheduled for Wednesday, June 2, 2010 at 6:00 P.M. The public hearing will then continue on June 16, 2010 at 6:30 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary, ah

**ZONING COMMISSION
CONTINUED PUBLIC HEARING MEETING MAY 19, 2010
FOR A SPECIAL PERMIT APPLICATIO 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 8:15 P.M. with the following in attendance:

MEMBERS:

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

OTHERS:

Public: 4
Wayne Zirolli, Boro PE
Steve Macary, CZEO
Allison Hurley, Asst. CZEO

Scott Meyers, Engineer representing the applicant stated he had submitted revised plans showing the planting schedule for the berm and a report from the applicant's soil scientist detailing the plantings. Scott Meyers said Diana Raczkowski attended the scheduled site walk. Mr. Meyers stated the Inland Wetlands Commission continued their Public Hearing until the June 2, 2010 meeting they are waiting for a report from Southwest Conservation. Diana Raczkowski asked for the specs on the oil tank. Mr. Meyers said he had submitted a copy to Mr. Macary with the last revision. Steve Macary asked Mr. Meyers to explain the possible greenway easement. Scott Meyers stated he received a letter from COG asking them to look at possibly putting a greenway easement to the Borough for the land adjacent to the river because the greenway is currently planned to go down the sidewalk on Hotchkiss Street. Scott Meyers said the applicant does not own the property all the way to the river and the topography drops off in that area, also there are building to the north which are built right on the edge of the bank of the river. Wayne Zirolli said Jim Stewart and he have reviewed the plans and they feel that if an easement is written up in such a way that the Town could have the eventual use of the easement but at the present time the applicant can still use it to park buses. This certainly may not come to fruition for about 5 years. Diana Raczkowski asked Mr. Meyers to meet with the Borough Engineer and COG to come up with an agreement the Commission could approve. Scott Meyers submitted another copy of the specs for the oil tank to Diana Raczkowski. Diana Raczkowski she had some concerns with the sumps and the maintenance of them. Wayne Zirolli stated the sumps are adequate and it is part of the applicants plan to maintain them. Scott Meyers said they have a maintenance schedule on sheet B2 of the site plans. Diana Raczkowski asked that a report of the maintenance be submitted to the Borough Engineer for him to monitor. John Spang, Manager of Operation for the bus company commented on the question raised from the previous meeting on washing of the buses. He said they have a service that comes and a large mat is laid down with sides and all the run off goes into a kitty pool which is then sucked out by a tanker truck and taken away. Diana Raczkowski asked if there were specifications for this type of washing. Wayne Zirolli said the washing company should be able to provide that information. Joe Savarese had some concerns with what the containment would be for an oil spill and how long the buses would idle for in the cold weather. Mr. Spang said approximately 1 hour for idling. The Commission agreed to continue the Public hearing at next month's meeting. There was no Public comment:

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary, ah
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**ZONING COMMISSION
PUBLIC HEARING MEETING MAY 19, 2010
A SPECIAL PERMIT APPLICATION REGARDING THE
CONSERVATION AREA LOCATED ON GUNNTOWN ROAD.
APPLICANT: BOROUGH OF NAUGATUCK.**

Joe Savarese opened the Public Hearing Meeting at 8:38 P.M. with the following in attendance:

MEMBERS:

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

OTHERS:

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

Borough Attorney Ned Fitzpatrick stated the park will be located on Gunntown Rd on 39.33 acres. It will consist of walking trails, three areas for low impact recreation, natural area for wildlife habitat, and a gated entrance. There will be no organized sports. Attorney Fitzpatrick stated they have received a favorable referral from the Planning Commission. Diana Raczkowski asked if there would be plantings in the butterfly area and if milkweed would be planted because butterflies need milkweed. Wayne Zirolli said yes there will be planting and that there is probably milkweed growing out there already. Pat Wagner, Park & Rec. Commissioner said the Kingsmart study recommendation was to remove some of the plants/trees and then plant others. Diana Raczkowski said she would like a list of what will be planted and asked who will maintain the trails. Mr. Wagner said the Park and Rec. will take care of maintenance. Joe Savarese asked if there was direct accessibility to the brook. Mr. Wagner stated it is steep and wooded and that there will be no direct access. He said there will be a sign with rules and regulation posted on a board and also that it will be a carry in, carry out policy for garbage. Diana Raczkowski asked how the sight line view was for entering and exiting the parking lot. Mr. Zirolli stated that they have relocated the park entrance with a better sight line view. Diana Raczkowski asked if this has to be reviewed by the Police Commission and would like Attorney Fitzpatrick to recommend them to have no parking signs fronting the parking lot. Atty. Fitzpatrick said it still has to go to the Police Commission and then asked Mr. Macary if he received anything from the Fire Commission. Mr. Macary said he has not received a Fire report. Joe Savarese asked if the trails would be marked. Mr. Wagner said yes and maps will be provided at the park entrance along with a big map on the board. Diana Raczkowski asked how many acres will be developed. Wayne Zirolli said approximately 10 acres. Sally Brouillet asked if there would be benches. Mr. Wagner said the benches will be scattered through out the trails. There was no public comment. The Commission recessed until June 16, 2010 at 6:15 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary, ah

**ZONING COMMISSION
REGULAR MEETING MAY 19, 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, arrived at 6:30
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 April 21, 2010 regular and Public Hearing meeting minutes as written.
4. **OLD BUSINESS:**
 - A. 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 at a site walk scheduled for Wednesday, June 2, 2010 at 6:00 P.M. The public hearing will then continue on June 16, 2010 at 6:30 P.M.
 - B. 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 Holdings LLC.
The Commission continued the public hearing for June 16, 2010 at 6:45 P.M.
 - C. Commission Discussion/ Decision for a Special Permit Application regarding the Conservation area located on Gunntown Road. Applicant: Borough of Naugatuck.
The Commission continued the public hearing for June 16, 2010 at 6:15 P.M.
 - D. Sub-committee discussion regarding the following items:
Signs, Alcohol, Tents. The Commission Tabled this item until next month's meeting.
5. **NEW BUSINESS:**
 - A. Commission Discussion for a proposed Office Building located at 27 Andrew Ave. and 56 Rubber Ave, (Risdon Property). Applicant: A Better Way Auto Wholesaler LLC. The applicant was not present for this item. Mr. Macary reported the applicant was not going to be able to use this property and was looking for another site. The Commission agreed to keep this on for next months meeting.

B. Commission Accept/Set Public Hearing/Refer to Planning Commission for a Text Change to Section 44 (Alcoholic Beverages) of the Naugatuck Zoning Regulation Applicant: Naugatuck Zoning Commission.

VOTED: Unanimously on a motion by Neil Mascola and seconded by Rick Cool to **accept/ refer** to the Planning Commission and set a Public Hearing for a Text Change to Section 44 (Alcoholic Beverages) of the Naugatuck Zoning Regulation Applicant: Naugatuck Zoning Commission for **July 21, 2010 at 6:30 P.M.**

C. Commission Discussion for a Proposed Telecommunications Facility to be located at 880 Andrew Mtn. Rd. Applicant: Jesse Langer

Borough Attorney Ned Fitzpatrick explained to the Commission that he has reviewed the plans and the Commission should give any input they might have regarding this application. Attorney Jesse Langer representing the Florida Tower Partners, LLC stated they are proposing a wireless telecommunications facility located on 105.50 acres at 880 Andrew Mountain Rd. The tower will consist of a 149 foot monopole structure on a concrete pad. The tower will allow wireless carriers to provide wireless communication services in the area town. Attorney Langer said the existing lattice tower will be removed and the visual aspect will be as minimal as possible. Diana Raczowski asked if there are any emissions that would come from the tower. Attorney Langer said it is well below what the SSU requires under federal law. Keith Complin from Florida Tower Partners, LLC stated he would be in contact with the emergency services to find out if there are any comments that might need to be addressed. Attorney Fitzpatrick stated that he will be in contact with Attorney Langer regarding any issues.

D. Commission Accept/Set Public Hearing/Refer to Planning Commission for zone changes on the current zoning map. Applicant: Naugatuck Zoning Commission.

VOTED: Unanimously on a motion by Diana Raczowski and seconded Neil Mascola to **accept/ refer** to the Planning Commission and set a Public Hearing for zone changes on the current zoning map. Applicant: Naugatuck Zoning Commission for **June 16, 2010 at 7:00 P.M.**

6. There were no Change of Use applications.

7. No Public Comment.

8. Report of the ZEO regarding the following:

1. Rte 68 and Lines Hill Road

2. Segos Welding

3. Tents: Reliable Pools,

Tents: Birchwood, Inwood Dr., No discussion

9. Chairman Report.

Joe Savarese reported that there was an illegal welding operation out of the garage in a residential zone on East Waterbury Rd. Joe reported the garage is 22 feet high and 10 feet from a brook he believes it does not have wetlands approval. The complaints stem from over the past 2 years of selling firewood, loud banging in the evening burning of waste from wells and having a 12000 lb welding truck parked on the property. Mr. Savarese asked Steve Macary to look into this issue. Mr. Macary said he sent a letter out and the owner came to the office and told him that he would not be doing any of that anymore. Joe Savares said he is on notice and if there is any more embellishment the commission will go ahead and take action.

VOTED: Unanimously on a motion made by Joe Savarese and seconded by Stanley Jaroneczyk to go into executive session at 9:35 P.M. with the Commission members only for a discussion
The Commission resumed the regular meeting at 9:45 P.M.

10. VOTED: Unanimously on a motion by Stanley Jaroneczyk and seconded by Neil Mascola to adjourn the meeting at 9:46P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary, ah