

**ZONING COMMISSION
CONTINUED PUBLIC HEARING MEETING NOVEMBER 17, 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 6:21 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: 6
Allison Hurley, Asst. CZEO
Steve Macary, CZEO
Edward Fitzpatrick, Boro Attorney
Wayne Zirolli, Boro Eng.

Joe Savarese stated the Commission is trying to revamp the Regulation. He then asked if there was anyone from the public who would like to comment. Lorraine Wechler from the Citizens News asked what exactly the Commission was planning to change in the Alcohol Regulations. Joe Savarese said the alcohol regulations are somewhat archaic and they are taking a look at other ways of stimulating the economic development that will be going in the downtown area in the future. Mr. Savarese stated they are trying to modernize the regulations so they better fit what this Commission and the Economic Development Commission may anticipate the needs for establishments that would serve alcoholic beverages. Attorney Ned Fitzpatrick stated he has not had a chance to review the latest draft. He feels the Commissions philosophy seems to be appropriate with what we are seeing in towns that have had successful development in their downtown areas. Attorney Fitzpatrick encourages the Commission in developing the regulations in a substitute manner they feel is appropriate and to keep inviting the public to give input. Attorney Fitzpatrick stated he would like to review the proposal with the commission and staff perhaps at next months meeting. The Commission continued the Public Hearing to December 15, 2010 at 6:45 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary,

**ZONING COMMISSION
CONTINUED PUBLIC HEARING MEETING NOVEMBER 17, 2010
FOR A COMMUNICATION FACILITY LOCATED ON MAPLE HILL SCHOOL
APPLICANT: CLEARWIRE/ ROBERT STANFORD**

Joe Savarese reconvened the Public Hearing Meeting at 6:38 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: 8
Allison Hurley, Asst. CZEO
Steve Macary, CZEO
Edward Fitzpatrick, Boro Attorney
Wayne Zirolli, Boro Eng.

Robert Stanford representing the applicant stated the Planning Commission has given them a positive referral at the November 1st meeting. Mr. Stanford said Michael Lynch the Facilities Manager for the Board of Education was present at the meeting and answered any questions or concerns the Commission had. Mr. Stanford asked the Zoning Commission if they had any further question for him. Joe Savarese asked if there was any Public Comment. There was not. The Commission closed the public hearing at 6:43 P.M.

At the advice of Borough Attorney Fitzpatrick the Chairman entertained the following motion.

VOTED: Unanimously on a motion by Diana Raczkowski and seconded by Neil Mascola to re open the Public Hearing at 6:46 P.M. for a Special Permit Application regarding a Communication Facility located on Maple Hill School. Applicant: Clearwire/ Robert Stanford.

Joe Savarese read the minutes from the Planning Commissions meeting on November 1, 2010 pertaining to the positive referral vote for a Special Permit Application regarding a Communication Facility located on Maple Hill School. Applicant: Clearwire/ Robert Stanford. Rick Cool commented he had read that this company laid off approximately 200 people. Mr. Cool asked if that would affect the Town. Mr. Stanford said no. Robert Stanford stated nationwide Clearwire is rolling out their network in the regions, so the life span of the network team which he is part of now is usually 12 to 18 months. They come up with their initial plan design where the site is going to go then the company hires people like me. We then have the task of getting the project built. Typically there are lay offs when it comes time to finish the project development. Sally Brouillet asked about maintenance. Mr. Stanford said repairs and routine maintenance will be by appointment and escort only. Attorney Fitzpatrick asked Mr. Stanford when data is transferred if that is what goes through the frequency and would it include information from cell phones. Mr. Stanford said Clearwire does not have cell phones. Attorney Fitzpatrick stated Clearwire does not have cell phones yet, but the likelihood is that this will allow and be compatible to phone transmission. Robert Stanford said yes if Verizon came in they could utilize that portion of the facility. The Commission closed the Public Hearing.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary, ah

**ZONING COMMISSION
REGULAR MEETING NOVEMBER 17, 2010**

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

MEMBERS:

Joe Savarese, Chair
Diana Raczkowski, Vice Chair
Neil Mascola
Stanley Jaroneczyk,
Richard Cool, arrived at 6:20
Sally Brouillet, alternate

OTHERS:

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

REGULAR MEETING

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. Joe Savarese appointed Sally Brouillet a regular voting member in place of Rick Cool.
2. No Executive Session with Borough Attorney.
3. Approval of October 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 Diana Raczkowski to **APPROVE** the October Regular and Public Hearing meeting minutes as written.

4. **OLD BUSINESS:**

A. 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 December 15, 2010 at 6:45 P.M.

B. Commission Discussion/ Decision for a Special Permit Application regarding a Communication Facility located on Maple Hill School. Applicant: Clearwire/ Robert Stanford.
A brief discussion ensued regarding the vote from the Planning Commission between Attorney Fitzpatrick and the Commission. Attorney Fitzpatrick advised the Commission to re open the Public Hearing. The Commission then re opened the Public Hearing.

VOTED: Unanimously on a motion by Diana Raczkowski and seconded by Stanley Jaroneczyk to **APPROVE** a Special Permit Application regarding a Communication Facility located on Maple Hill School. Applicant: Clearwire/ Robert Stanford.

C. Commission discussion regarding Follow-up of monthly ZEO Report and Current zoning complaints.

This item was tabled until next months meeting.

D. Commission Discussion/Decision regarding Bond, PDD 11 RT.68, Fulling Mill Commons Applicant: James Warren.

The Commission discussed and reviewed the Bond estimate prepared by the Borough Engineer with staff and the Borough Attorney.

VOTED: On a motion by Neil Mascola and seconded by Stanley Jaroneczyk to set the Bond for \$125,000.00 regarding a PDD #11 located on Rt. 68, Fulling Mill Commons: Applicant James Warren.

The Motion was with drawn.

VOTED: Unanimously on a motion by Joe Savarese and seconded by Stanley Jaroneczyk to SET the Bond for PDD #11, Fulling Mills Commons, Applicant James Warren at \$125,000.00 Based on the new calculations submitted by the Borough Engineers estimate dated 11/4/10 with the following changes:

- 1. 6.3 from \$57,325 to \$22,500
- 2. 14. subtotal to \$113,850.80
- 3. 15. \$11,385.80
- 4. Total \$125,235.88

Diana Raczkowski asked Wayne Zirolli if this was the entire Bond for Phase one. Wayne Zirolli answered yes it is for Phase one. Joe Savarese asked Mr. Zirolli if the Bond will rollover for phases. Wayne said yes and it will be adjusted appropriately.

A Roll Call was taken:

<u>FOR</u>	<u>AGAINST</u>	<u>ABSTAINED</u>
Stanley Jaroneczyk		
Neil Mascola		
Diana Raczkowski		
Joe Savarese		
Rick Cool		

Diana Raczkowski left the meeting at 9:00 P.M.

5. NEW BUSINESS:

A. Commission Discussion/modification to a site plan located, 229 Church St.

Applicant/Clearwire LLC/ Robert Stanford.

VOTED: Unanimously on a motion by Stanley Jaroneczyk and seconded by Neil Mascola to **APPROVE** a Site Plan Application to install a Communications tower located, 229 Church St. Applicant: Clearwire LLC/ Robert Stanford.

B. Commission Discussion for text change to section 23.1 Sch A to allow outdoor recreation business in an I-2 zone. Applicant: Roger L.Spinelli/Thomas B.Lynch Attorney Thomas Lynch representing the applicant review a proposed site plan /special permit plan, located on 32 acres at 230 Webb Road to allow an indoor facility for archery/ shooting range. He showed a draft copy of a proposed text change to Section 23.1 Schedule A to add indoor rifle/pistol shooting range and archery range

so it would be a permitted use in an I-2 zone. The building would be 3 levels totaling 42,000 sq.ft. The Commission suggested the applicant do the text change.

- C. Accept Special Permit Application, Set Public Hearing; refer to Planning Commission regarding a commercial addition for a super Wal-Mart located on 1100 New Haven Rd. Applicant: Wal-mart.

VOTED: Unanimously on a motion by Diana Raczkowski and seconded by Stanley Jaroneczyk to Accept a Special Permit Application for a Commercial addition for a Super Wal-mart located at 1100 New Haven Road, refer to the Planning Commission and set the Public Hearing for December 15, 2010 at 6:15 P.M.

6. There were no Change of Use applications.

7. There was no Public Comment.

8. Additional items to be discussed require a 2/3 vote to be added to the agenda.

VOTED: Unanimously on a motion by Diana Raczkowski and seconded by Stanley Jaroneczyk to ADD to the agenda and Accept 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, refer to the Planning Commission and set the Public Hearing for December 15, 2010 at 6:30 P.M.

9. There was no Chairman Report.

10. Adjournment.

VOTED: Unanimously on a motion by Neil Mascola and seconded by Stanley Jaroneczyk to adjourn the meeting at 9:27 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary, ah