

**ZONING COMMISSION  
SPECIAL MEETING JUNE 29, 2010**

Joe Savarese opened the Regular Meeting at 6:00 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: 11  
Steve Macary, 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. Joe Savarese appointed Sally Brouillet a regular voting member in place of Stanley Jaroneczyk.
2. No Executive Session with Borough Attorney.

**3. OLD BUSINESS:**

A. Commission Discussion possible Decision for a Zone Change to a R-65 zone for properties located in the Borough of Naugatuck. Please see attached sheet for a list of the areas to be discussed.

B. Commission Discussion possible Decision for a Special Permit Application regarding the Conservation area located on Gunntown Road. Applicant: Borough of Naugatuck.

**4. Adjournment.**

**VOTED:** Unanimously on a motion by Neil Mascola and seconded by Sally Brouillet to adjourn the meeting at 7:30 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary, ah

**ZONING COMMISSION  
PUBLIC HEARING MEETING JUNE 29, 2010  
FOR A ZONE CHANGE TO AN R-65 ZONE FOR PROPERTIES LOCATED  
IN THE BOROUGH OF NAUGATUCK.**

Joe Savarese opened the Public Hearing Meeting at 6:04 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: 11  
Steve Macary, CZEO  
Boro Attorney, Ned Fitzpatrick

Joe Savarese, Chair explained the State Plan of Conservation and Development wants the town to increase the size of the lots for various properties that exceed certain acreage, due to the demand that will be put on the infrastructure. Joe Savarese said one of the reasons being the sanitary sewer conditions as well as the public water supply that do not reach out as far as they could. Joe stated what they are trying to do is retard are development to certain plans to fit in with the overall plan of conservation and development.

Public Comment: Lewis Wilmont of 308 Gunntown Road said he does not think the zoning should be changed and submitted a letter to the Commission. Dick Wilmont of 308 B Gunntown Road said he is in favor of dual zoning as he proposed in October of 2003. The Zoning Commission approved R-30/R-45. He said this designation would be best for the residents of future development but would extend the reliable water domestic use for fire protection and road upgrades. Mr. Wilmont said there has not been enough development to prove that we need a change and feels limiting the expansion of public services will limit a necessary healthy growth for Naugatuck. Alex Wargo of 1058 Rubber Ave. stated his concern with the big rush because of the sewer issue, which was brought forth in 1978. The Commission is a little late, you are not very timely. Alex Stated the whole thing is based on supposedly our sewer system is taxed. If the Town attempts to do any of what they are proposing with this zone change and does not apply the same arrangement to the Town of Oxford, Beacon Falls, Middlebury and Waterbury, this commission will find themselves in court for a very long time. Mr. Wargo stated the public has been paying for the sewer system since the day it was built even though we are not allowed to tie into it. He feels this is selective zoning. Mr. Wargo said if you take away the Borough, State and Water company properties which are all exempt it leaves approximately 24 independent property owners. He asked why you would go to an R-65 when the R-45 has been around for a long time and is not utilized. He would also like the dump and state forest identified on the proposed map. Dan McFarlin said there are two parcels approximately 500 feet from his property and was wondering why the abutter did not get notified. He feels this is selective zoning and that there is too much sewage being pumped from other towns. Attorney Matt Woermer said he has appeared in front the WPCA and knows Naugatuck does not use its sewer capacity. Mr. Woermer feels if the

state is going to dictate how Naugatuck is zoned then we don't need a local zoning board. He said it does not seem right for the State through the DEP to lean on the local municipalities to say unless you people go out and change these rural zones so that sewers don't have to run out into the rural areas. The State is going to penalize you not just for sewer improvements but we will not act to favorable to when you want state money. Bob Scavone owns property on Woodruff Ave. feels it's wrong to pin point a few people because they own larger parcels. He said we need businesses and thinks it's unfair to rezone. Mary Rimkus of 507 Cherry St. stated she was concerned with the re zoning and if it would effect her taxes.

Joe Savarese said he will investigate what the capacity of the treatment plant is from WPCA and also regarding Mr. Wargo's concerns about the surrounding towns. Joe Savarese explained the State Plan of Conservation and Development want to increase the size of the lots for various properties that exceed certain acreage because of the infrastructure. One of the reasons is because of the sanitary sewer conditions as well as public water supply not going out as far as they could. They are trying to do is retard our development to a certain plan to fit in with the overall plan of development.

The Commission agreed to continue the Public Hearing on July 21, 2010 at 7:00 P.M.

The Commission took a 10 min recess at 6:59 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary, ah

**ZONING COMMISSION  
SPECIAL MEETING JUNE 29, 2010  
CONTINUED PUBLIC HEARING FOR A SPECIAL PERMIT APPLICATION  
REGARDING THE CONSERVATION AREA LOCATED ON GUNNTOWN  
ROAD. APPLICANT: BOROUGH OF NAUGATUCK.**

Joe Savarese reconvened the Public Hearing Meeting at 7:08 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: 11  
Steve Macary, CZEO  
Boro Attorney, Ned Fitzpatrick

Attorney Edward Fitzpatrick, representing the Borough of Naugatuck stated the Inland Wetland Commission had found this application was not a significant activity but were still waiting for the approval vote. Attorney Fitzpatrick said the Police Commission approval was pending due to the review of the site line for the entrance to the park. Attorney Fitzpatrick said he believes Mr. Zirolli will be contacting Mr. Bertotti, Police Commission Liaison to go out and look over the site line view. Steve Macary stated this is correct. Public Comment: Dan McFarlin stated his concern with the site line view. The Commission agreed to recess the Public Hearing to July 21, 2010 at 7:30 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary, ah