

**ZONING COMMISSION
SPECIAL MEETING MARCH 23, 2010**

Joe Savarese opened the Special Meeting at 6:24 P.M. with the following in attendance:

MEMBERS:

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

OTHERS:

Public: 6
Wayne Zirolli, Boro Engineer
Allison Hurley, Asst. CZEO
Steve Macary, CZEO
Keith Rosenfeld, Town Planner

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 February Meeting minutes and the secretary will sign previously approved minutes.
The Commission agreed to table the approval of February meeting minutes until next month.

4. **OLD BUSINESS:**

- A. Commission Discussion /Ruggeri's Passway located 421 Andrew Ave.
Joe Savarese stated he has looked into this matter personally. He has looked at the zoning regulations as well as the legal aspects of the situation. Mr. Savarese said there is nothing that this Commission can do in regards to enforcement. It is a legal issue and suggests the Ruggeri's get legal counsel to go after the person that did the title search when they purchased the property. Mrs. Ruggeri asked if she could get a copy of what the standards are for making the passway acceptable to the town. Joe Savarese stated it comes down to who owns the right of way and the pass way rights. Mrs. Ruggeri said she is paying \$8000.00 in town taxes and was hoping this commission could make the owners fix the passway so that it would be passable for emergency vehicles. Mr. Ruggeri stated his frustrations with the whole mess. Joe Savarese said staff would get the information they have requested, but feels they need to speak with legal counsel and that this commission cannot enforce the owners of the private passway to fix it.
- B. Sub-committee discussion regarding the following items:
Signs, Alcohol, Tents.
The Commission tabled this discussion until next moth due to the absence of two Commission members.
- C. Commission discussion regarding re-zoning.
Keith Rosenfeld explained how Jim Stewart, Ned Fitzpatrick, and Virginia Mason, met with representatives from the DEP and OPM to review how the Borough of Naugatuck could adhere to both the regional and state plan. The

group decided to allow the Borough to present to OPM how those subdivisions could possibly adhere to the State and Regional plans.

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 Wholesalers.

Paul Granahan representing the Applicant reviewed a plan proposing to install a 8x24 trailer to be used for office space and store approximately 300 vehicles on a piece of property located on Andrew Ave. which was part of Risdon Manufacturing. Mr. Granahan stated the applicant is trying to purchase this property and plans to also purchase the recycling center property after the town relocates it. He said they plan to clean up the area so that it is more appealing to the town. Mr. Granahan said A Better Way Auto business is booming and they need more room for there vehicles. Diana Raczkowski asked about the traffic if the applicant would be willing to pick one of three people and have the traffic study work for the town, but the applicant would still have to pay for it. Because they are doing it for the town, the perspective is for the town. Mr. Granahan said he believes his client would not have a problem with that. Paul Granahan stated they are leasing the property from Matthew's right now. Diana Raczkowski asked when he thought they would be filing the special permit application. Paul said he was here asking for a temporary use to park cars there. Diana Raczkowski said he would have to file a site plan for that. Steve Macary stated he looked at it as a change of use and thought the aerial photo was sufficient. Mr. Macary asked the Commission if we could give him a verbal ok for a couple months until he comes in with a site plan. Diana Raczkowski said as long as they come in by the May meeting with a full application. The Commission agreed to GRANT them a temporary use of the property for 60 days to park a trailer and vehicles on it.

- B. Commission Discussion for a modification to a site plan located on 576 Prospect St. Applicant: Avenue Auto Body.

VOTED: Unanimously on a motion by Diana Raczkowski and seconded by Rick Cool to **APPROVE** a modification to a site plan located on 576 Prospect St. for the installation of two metal tent style garages providing that the structures are not used for storage and have signs on them that they are for sale. Applicant: Avenue Auto Body.

- C. Accept Application/ refer to The Planning Commission/ Set Public Hearing For PDD #11 located on Prospect St. aka Route 68. Applicant: Fulling Mill Development LLC.

Mike McVerry on behave of his client stated this sits on about 24.6 acres located on the right side of Prospect St. It has been approved by Wetlands. His client is proposing a commercial industrial park, constructing it in 4 phases. Attorney McVerry stated this application will also be filed with Prospect Town Hall and the Counsel of Governments.

VOTED: Unanimously on a motion by Diana Raczkowski and seconded by Rick Cool to **Accept** the Application/ refer to The Planning Commission/ Set Public Hearing for May 19, 2010 at 6:30 P.M. regarding a PDD #11 located on Prospect St. aka Route 68. Applicant: Fulling Mills Development LLC.

6. Commission Discussion for Change of Use applications.
Steve Macary had the following change of use applications:
 1. **Granted** - 35 South Main St. Edible Dreams, Applicant Edward Hughes. Steve Macary noted the prior use was a church.
 2. **Granted** - 417- 419 North Main St. Reynolds Bar, Applicant: Michelle Bellemare and V&V Properties. Steve Macary stated they plan to expand the Bar into the vacant store front to the right using it for a dinning area and musical entertainment area.
 3. **Granted** – 125 South Main St. Napa Auto Parts Store, Applicant: PAR Holdings LLC. Steve explained to the Commission that Napa would be using the existing building to the right of the property. Diana Raczkowski questioned whether this was the correct permit needed for this use on the property. Steve stated he felt it was a change of use application because it was used for car sales and now it would be used for automotive parts sales. A discussion ensued between the commission members and Steve Macary on what procedures should be followed before a change of use application is issued.
7. No Public Comment.
8. No Report of the ZEO.
9. Chairman Report.
Joe Savarese stated he had met with Attorney Kevin McSherry a couple of weeks ago regarding the Elm St complaint. The Lineweber Bros. will be pulling off the property by June 30th. They have not renewed their lease with Crompton. Crompton has asked them to remove there equipment and Lineweber’s are in the process of doing that now.
10. **VOTED:** Unanimously on a motion by Rick Cool and seconded by Diana Raczkowski to adjourn the meeting at 8:35 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary, ah