

**ZONING COMMISSION  
CONTINUED PUBLIC HEARING MEETING APRIL 15, 2009  
FOR A TEXT AMENDMENT TO THE NAUGATUCK ZONING REGULATIONS  
REGARDING THE NHRDD AND RADD, TWO AND MULTI-FAMILY  
RESIDENTIAL DWELLING UNITS SECTION 23.1 SCHEDULE A.  
APPLICANT: SCOTT DUDAS**

Mike Ciacciarella reconvened the Public Hearing Meeting at 7:20 P.M. with the following in attendance:

**MEMBERS:**

Mike Ciacciarella, Chair  
Diana Raczkowski,  
Stanley Jaroneczyk  
Neil Mascola  
Matthew Katra  
Jeffrey Litke, alternate  
Joseph Savarese, alternate

**OTHERS:**

Public: 3  
Steve Macary, CZEO  
Allison Hurley, Asst. CZEO

Attorney Ned Fitzpatrick wanted to thank Mike Ciacciarella for his many years of service on the Zoning Commission and that his family deserves credit as well for allowing him time away from them for many nights. Attorney Fitzpatrick reviewed the application for the Text Amendment. He asked the Commission if they had any questions. Matthew Katra asked about the parking. Attorney Fitzpatrick said the residential parking and entrance to the building will be in the rear, and the business parking will be in the front. Diana Raczkowski agreed that the residential parking should be designated in the rear of the building. Attorney Fitzpatrick said the Special permit will allow the Commission to apply the parking requirements for the Amendment to the Naugatuck Zoning Regulations regarding the NHRDD and RADD. There was no Public comment. The Commission agreed to close the Public Hearing.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary, ah

**ZONING COMMISSION  
CONTINUED PUBLIC HEARING MEETING APRIL 15, 2009  
FOR AMENDMENTS TO THE SIGN REGULATION, SECTION 27 OF THE  
NAUGATUCK ZONING REGULATIONS.  
APPLICANT: THE NAUGATUCK ZONING COMMISSION.**

Mike Ciacciarella reconvened the Public Hearing Meeting at 7:45 P.M. with the following in attendance:

**MEMBERS:**

Mike Ciacciarella, Chair  
Diana Raczkowski,  
Stanley Jaroneczyk  
Neil Mascola  
Matthew Katra  
Jeffrey Litke, alternate  
Joseph Savarese, alternate

**OTHERS:**

Public: 1  
Steve Macary, CZEO  
Allison Hurley, Asst. CZEO

The Commission discussed Section 27.9 and made some changes. Mike Ciacciarella stated the temporary political signs should be taken out all together. A discussion ensued regarding temporary political signs. The Commission agreed the draft should be cleaned up and a new draft showing the changes in bold face or italic should be done for the next meeting. There was no Public comment. The Commission continued the Public Hearing to May 20, 2009 at 6:30 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary, ah

**ZONING COMMISSION  
REGULAR MEETING APRIL 15, 2009**

Mike Ciacciarella opened the Regular Meeting at 6:03 P.M. with the following in attendance:

**MEMBERS:**

Mike Ciacciarella, Chair  
Diana Raczkowski  
Stanley Jaroneczyk  
Neil Mascola  
Matthew Katra  
Jeffrey Litke, alternate  
Joseph Savarese, alternate

**OTHERS:**

Public: 9  
Steve Macary, CZEO  
Allison Hurley, Asst. CZEO

**REGULAR MEETING**

1. Mike Ciacciarella opened the meeting and took attendance. At this point, it was determined that a quorum was present.
2. No Executive Session.
3. Approval of minutes and the secretary will sign previously approved minutes.  
**VOTED:** Unanimously on a motion by Matthew Katra and seconded by Neil Mascola to **APPROVE** the March Regular and Public Hearing meeting minutes as amended.  
The Commission proceeded to Public Comment.
4. **OLD BUSINESS:**
  - A. Commission Discussion/Decision for a Text Amendment to the Naugatuck Zoning Regulations regarding the NHRDD and RADD, Two and Multi-Family Residential Dwelling Units Section 23.1 Schedule A. Applicant: Scott Dudas.  
**VOTED:** Unanimously on a motion by Matthew Katra and seconded by Diana Raczkowski to **APPROVE** a Text Amendment to the Naugatuck Zoning Regulations regarding the NHRDD and RADD, Two and Multi-Family Residential Dwelling Units Section 23.1 Schedule A. Applicant: Scott Dudas. Effective June 1, 2009.
  - B. Commission Discussion/Decision for Amendment to the Sign Regulation, Section 27 of the Naugatuck Zoning Regulations. Applicant: The Naugatuck Zoning Commission.  
The Commission agreed to table their decision until the May meeting.
  - C. Commission Discussion/Decision for possible zoning violation located on Elm St. There was no discussion regarding this issue.

**5. NEW BUSINESS:**

A. Commission Discussion for multi family dwelling units located at 56 Terrace Ave. Applicant: Attorney Edward Fitzpatrick.

Attorney Fitzpatrick explained a group home with 13 rooms was operating at this property and the owners would like to convert the rooms into 11 apartments to rent. Attorney Fitzpatrick stated the commission would have to decide whether or not the use is a significant change of the existing non conformity or not. The regulations for the RA-1 zone allow multi family up to 3 units and anything over that amount would require a special permit. Attorney Fitzpatrick said that if the commission thought the use was an expansion of the non conformity he would go to the ZBA and ask for a variance of the minimum square footage allowed in the RA-1 zone. Diana Raczkowski asked if there was adequate parking. Attorney Fitzpatrick said there was plenty. The owners own the parking area across the street from the property. The Commission discussed the uses and agreed the proposed use would not increase the non conformity. Diana Raczkowski stated the applicant would have to apply for a special permit.

B. Commission Discussion / Interpretation for Schedule A of the Naugatuck Zoning Regulations regarding (manufacturing, processing or assembly of goods), as to whether or not processing includes processing of earth materials in I zones.

Attorney Fitzpatrick asked the Chairman if he would be inclined to appoint a sub-committee so they could look at this matter because otherwise if there is any commission determination action he feels we will end up in a litigation situation, which will be an expense to everyone. Diana Raczkowski replied Attorney Fitzpatrick's situation has to do with one client and one particular area. It has nothing to do with the interpretation. She said Attorney Fitzpatrick is saying the use was grandfathered in. Attorney Fitzpatrick stated the interpretation is incorrect based on what was allowed in an I-1 zone and because what processing was originally before there was ever zoning regulations and the grandfathering in of a processing use. Mike Ciacciarella stated it was a fair suggestion. Diana Raczkowski feels it is a separate issue. Mike Ciacciarella appointed Joe Savarese and Diana Raczkowski to be the sub- committee which will review and research this issue.

C. Commission Discussion on Section 44 Alcoholic Beverages of the Naugatuck Zoning Regulations.

A discussion ensued regarding the differences between a Bar, Restaurant, Café

6. There was no change of use applications.

7. Public Comment.

Carl Mattson of 47 Maple Hill Rd. has concerns with a gravel pit which abuts his property. His concerns are; they start at 6:30 A.M., the noise, pollution, dust, location of fence and excavating so closely to his property. Mr. Mattson said he has been a surveyor for 50 years and feels the property owners will rob every last

piece of gravel then run even though they are proposing to develop a small industrial park. He does not think it will ever happen. He and his son-in law have called the Land Use Office a number of times complaining and nobody goes out because they are afraid of them. Steven Macary said he goes out there every time he gets a call, and we are not afraid of him, Jim Warren does anything we ask him to do. He thinks the town should set a performance bond high enough to protect the property owners and the town. Diana Raczkowski stated that the sand and gravel operation was grand fathered in. Carl Mattson stated the sand and gravel operation may have been grand fathered in, but asked once he makes it a bigger operation than it was before does that still count? Mike Ciacciarella and Diana Raczkowski both answered no he cannot expand a non conformity. Carl said he is expanding it. Mike Ciacciarella said they would look into this when they go on the site walk. Diana Raczkowski said she will have Steve Macary talk with the Borough Attorney regarding the expanding of the non conformity. The Commission agreed to do a site walk to check out Mr. Mattson's concerns. The Commission scheduled a site walk for April 29, 2009 at 6:00 P.M assembling at Mr. Mattson's property.

Vincent Ciacciarella read a letter from his brothers and sisters thanking their Dad for a great job serving the town as chairman of the Zoning Commission and said he will make an even better Burgess.

8. No additional items were added to the Agenda.
9. There was no Report of the ZEO.
10. Chairman Report: Mike Ciacciarella suggested having this added to future agendas. He stated the Chairman receives and gathers important information through out the month from staff and the Borough Attorney's that can be discussed under this item. Mike Ciacciarella stated that in the future he would like to see this Commission create a Union City Business District to help clean up that area. He would also like to see the NHRDD and RADD zones refined a bit more which would include a few other uses with new concepts and new ideas to tie in with the Renaissance Place. Mike Ciacciarella thanked the Commission for all their time and hard work and that he enjoyed working with the past and current staff. The Commission thanked Mike and applauded him for all his hard work and accomplishments over the years serving on the Commission.
11. **VOTED:** Unanimously on a motion by Neil Mascola and seconded by Matthew Katra to adjourn the meeting at 8:55 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary/ah