

**ZONING COMMISSION
PUBLIC HEARING MEETING AUGUST 19, 2009
SPECIAL PERMIT APPLICATION FOR AN OFFICE PARK LOCATED ON
LOT 3 GREAT HILL RD. NAUGATUCK INDUSTRIAL PARK.
APPLICANT: BETHLINE ASSOCIATES**

Joe Savarese opened the Public Hearing Meeting at 7:04 P.M. with the following in attendance:

MEMBERS:

Joe Savarese, Chair
Diana Raczkowski, Vice Chair, absent
Stanley Jaroneczyk, absent
Neil Mascola
Jeffrey Litke

OTHERS:

Public: 14
Steve Macary, ZEO
Allison Hurley, Asst. CZEO
Jim Stewart, Boro PE
Attorney Steven L. Savarese
Mike Ciacciarella, Burgess Liaison

Attorney Kevin McSherry asked for an extension of 30 days to the September 16th meeting, due to the fact there are only three commissioners here and when creating a record we would like the commission to hear it first hand. Attorney McSherry said they are willing to take any questions the commission has at this time and respond in full at the next meeting. Joe Savarese said he felt it was a good idea to grant the extension. Attorney McSherry said Ted Crawford, the engineer for the applicant, is present tonight to answer any questions. Joe Savarese stated the July 30th edition of the Republican American made a reference to the excavation of a vacant lot, industrial condo's, ownership of property and industrial lots being purchase to excavate and resell materials as a profit. Was this story accurate or not? Attorney McSherry said the story and quotes in the paper were three years old. He stated the Borough of Naugatuck owns this property and the primary intent is to construct an office building in compliance with the Zoning Regulations of the Borough of Naugatuck in the PDD that has been approved there. Ted Crawford a licensed professional Engineer with Milone and MacBroom is engineer for this project. Joe Savarese reviewed and explained how the footprint of this building would be reduced if less material was authorized to be removed from the site , such as 10,000 cubic yards or maybe 20,000 cubic yards. Ted Crawford stated the simple answer is it would have more of a global impact to the development. It would reduce the amount of the parking that you could develop on the site, which would reduce the footprint of the site. Mr. Crawford stated the footprint of the building is actually only 10,000 sq. ft and it will be two stories. He said their plan development is based on coming up to the site by access gently. The grade of 5% is not to steep or to shallow, and you would then come up to a plateau area in the rear of the site. If we were to reduce that, we might have to steepen the driveway. Ted Crawford said he just received comments from Southwest and they had proposed an alternate driveway location that we would have to further look into to see if it is feasible. Ted said he had some comments and thoughts on Southwest Conservation's comments; however he did not have time to really get into it and see if it could have a potential impact to development. Joe Savarese asked the following: Approximately how much material will you need to remove from the site before the foundation can be put in? How much more material would have to be removed for only

half of the proposed parking places and after the material is removed in the area of the proposed parking places, before the paving. How much would have to be removed in the area closest to the neighboring properties? Ted Crawford stated he will have the calculations and answers to the commission's questions at the next meeting. Public Comment: The following comments are from interveners. Alan Thompson of 100 East Waterbury Road provided two elevation key maps which show the existing and the after construction elevations. Marty Warren of 120 East Waterbury Rd. stated his concerns regarding maintenance of the detention ponds, earth excavation section 42.2.2.1, and open space property lines. He asked for clarification regarding a paragraph in the review from Southwest Conservation. David Buck of 154 East Waterbury Road stated his concerns regarding the drainage of water into the wetlands, their well and if there was a regulation that says how close a detention pond can be to an abutting property and the size of it. Joe Savarese asked if there was a severe storm and the pond could not accommodate it, where the water would go. Mr. Buck questioned the property lines. Joe Savarese stated that the commission has to go by the maps that are provided to them by the applicant which are stamped with a seal by a licensed engineer. The applicant's maps are based on the existing boundaries which are researched in the land records. Diane Scinto of 190 East Waterbury Rd. stated her concern of the applicant following through and completing the project because there is a vacant lot with a sign saying coming soon. The property has been stripped for about 3 years and nothing is coming. She asked if there is something that could be done to make sure a building is built. Attorney McSherry said that Mrs. Scinto had a valid concern but due to the economy it could happen to anyone. His client's plan is to do the earth removal and site stabilization for approximately 3 to 6 months then the building. Mrs. Scinto also has concerns with the traffic and wells. Attorney McSherry stated his client was willing to do a preconstruction review of the wells in the area. Susan Vitale of 180 East Waterbury Rd. stated there are more vacant properties than occupied in the Industrial Park. She asked how we know in this economy that this applicant will end up completing the project. She also had concerns with all the animals that will be displaced due to the construction. Joe Savarese asked that the applicant's Engineer make any additional engineering information available to the interveners, so they also have the latest data possible to have as much time to prepare as everyone else. Ted Crawford stated he would bring the plans to the land use office and staff would distribute them to the interveners. The Commission granted the applicant's letter for the extension and will continue the Public Hearing on September 16, 2009 at 6:45 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary, ah

**ZONING COMMISSION
CONTINUED PUBLIC HEARING MEETING AUGUST 19, 2009
FOR AMENDMENTS TO THE SIGN REGULATION, SECTION 27 OF THE
NAUGATUCK ZONING REGULATIONS.
APPLICANT: THE NAUGATUCK ZONING COMMISSION.**

Joe Savarese reconvened the Public Hearing Meeting at 8:04 P.M. with the following in attendance:

MEMBERS:

Joe Savarese, Chair
Diana Raczkowski, Vice Chair, absent
Stanley Jaroneczyk, absent
Neil Mascola
Jeffrey Litke

OTHERS:

Public: 1
Allison Hurley, Asst. CZEO
Steve Macary, ZEO
Mike Ciacciarella, Burgess Liaison
Jim Stewart, Boro PE

The Commission agreed to withdraw the application at this time. There was no public comment.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary, ah

**ZONING COMMISSION
REGULAR MEETING AUGUST 19, 2009**

Joe Savarese opened the Regular Meeting at 6:05 P.M. with the following in attendance:

MEMBERS:

Joe Savarese, Chair
Diana Raczkowski, Vice Chair, absent
Stanley Jaroneczyk
Neil Mascola, absent
Jeffrey Litke

OTHERS:

Public: 3
Allison Hurley, Asst. CZEO
Jim Stewart, Boro PE
Steve Macary, ZEO
Mike Ciacciarella, Burgess Liaison

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 minutes and the secretary will sign previously approved minutes.
VOTED: Unanimously on a motion by Jeffrey Litke and seconded by Neil Mascola to **APPROVE** the July 15, 2009 Regular and Public Hearing meeting minutes as amended stating that Attorney Steven L. Savarese was present.

Chairman Joe Savarese stated for the record Attorney Steven Savarese and himself are not related despite the same spelling of their last name.

4. OLD BUISNESS:

A. Commission Discussion/Decision for a Special Permit Application for an Office Park located on lot 3 Great Hill Rd. Naugatuck Industrial Park.

Applicant: Bethline Associates.

The Commission continued the Public Hearing to September 16, 2009 at 6:45 P.M.

B. Commission Discussion/Decision for Amendment to the Sign Regulation, Section 27 of the Naugatuck Zoning Regulations. Applicant: The Naugatuck Zoning Commission.

The application was withdrawn.

C. Commission Discussion/Decision for a Modification to a Site Plan for a Subway located at 928 Waterbury Rd. (Wayside Market) Applicant: Ralph Tortora

VOTED: Unanimously on a motion by Jeffrey Litke and seconded by Neil Mascola to **APPROVE** a Modification to a Site Plan for a Subway located at 928 Waterbury Rd. (Wayside Market) Applicant: Ralph Tortora

D. Commission Discussion/Decision for a Modification to a Site Plan for an Animal Emergency Room (Beacon Valley Animal Hospital) located on 772 Prospect St. Applicant: Brian Luebenstein.

VOTED: Unanimously on a motion by Jeffrey Litke and seconded by Neil Mascola to **APPROVE** a Modification to a Site Plan for an Animal Emergency Room (Beacon Valley Animal Hospital) located on 772 Prospect St. Applicant: Brian Luebenstein with the following conditions:

1. Roof leaders from the proposed addition should be directed to an appropriately designed rain garden or infiltrator system as approved by the Borough Engineer.
2. Erosion controls should be provided at the site during construction as determined by the ZEO.
3. The location of the Septic System shall be shown on the plan and approval should be obtained from the Health Department prior to obtaining a building permit.

E. Commission Discussion for Modification to section 44 of the Naugatuck Zoning Regulations.

Joe Savarese stated he has a draft drawn up and would like to review it with Borough Attorney Fitzpatrick who is on vacation. The Commission agreed to continue this discussion to next months meeting.

F. Commission Discussion/ Tire lot Elm St.

The Commission agreed to remove this from the agenda.

5. **NEW BUSINESS:**

A. Commission Discussion on Blight and/or High Grass.

A brief discussion ensued regarding the problems due to foreclosures on properties and who should be responsible to maintain the property.

6. There were no Change of Use applications.

7. No Public Comment.

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

VOTED Unanimously on a motion by Neil Mascola and seconded by Jeffrey Litke to **ADD** to the agenda a discussion regarding a Special Permit for a church located on 696 New Haven Rd.

Attorney Kevin McSherry, representing the applicant, explained that the applicant will be leasing the property. Steve Macary stated it should be a change of use because of the previous businesses and the applicant will not be doing any exterior work, just interior. The Commission agreed it could be a change of use application and could be done administratively.

9. No Report of the ZEO

10. Chairman Report.

11. **VOTED:** Unanimously on a motion by Jeffrey Litke and seconded by Neil Mascola to adjourn the meeting at 8:35 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary, ah