

**ZONING COMMISSION
PUBLIC HEARING MEETING DECEMBER 16, 2009
SPECIAL PERMIT APPLICATION FOR A MIXED USE
RETAIL/RESIDENTIAL LOCATED AT 1347 NEW HAVEN RD.
APPLICANT: SCOTT DUDAS.**

Joe Savarese reconvened the Public Hearing Meeting at 6:30 P.M. with the following in attendance:

MEMBERS:

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

OTHERS:

Public: 7
Wayne Zirolli, Boro PE
Steve Macary, CZEO

John Mack, Surveyor with Stuart Somers Company LLC reviewed the application stating the revised plans dated 12/14/09 show the proposed apartment on the second floor have been reduced from three to two. The plans have been approved by the Naugatuck Wetlands, the Planning Commission, the Connecticut Water Company; the State of Connecticut of Public Health Dept., The application has received site plan approval from the Police Commission and the Fire Department. The plans meet all requirements of the Naugatuck Zoning regulations for the existing zone. Mr. Mack submitted letters from the Naugatuck Valley Health District and the State of Connecticut of Public Health Dept. Mr. Mack said he believes the Valley Health letter covered the concerns that were brought up at last months meeting. Charles Spath, Engineer with Stuart Somers Company LLC who was unable to attend last months meeting discussed the rain garden which Cindy from the Connecticut water company had recommended. He also reviewed the comments from the Borough Engineer, Valley Health Dept. and the State of Conn. Department of Public Health. Public: Peter Licknicis of New Haven Rd stated his concerns regarding the drainage, wells, septic, erosion and privacy. The Commission agreed to close the Public Hearing.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary, ah

**ZONING COMMISSION
PUBLIC HEARING MEETING DECEMBER 16, 2009
For MODIFICATION to the NAUGATUCK ZONING MAP, AREAS THAT
WILL BE CHANGED , R-30 TO R-65 LOCATED in the AREA OF RUBBER
AVENUE to ANDREW MOUNTAIN RD., NICHOLS RD, MISTYWOOD LANE,
EVELYN DR., BOSCO DR., KRODEL RD. ,CANDEE RD., KINGWOODS DR.,
MULBERRY ST., R-15 TO R-45 in the AREA OF MAPLE HILL RD. MAY ST.
and I-1 TO R-8 CHERRY ST. EXT.**

Joe Savarese reconvened the Public Hearing Meeting at 7:15 P.M. with the following in attendance:

MEMBERS:

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

OTHERS:

Public: 2
Steve Macary, CZEO
Wayne Zirolli, Boro PE

Joe Savarese recently received information he requested from the Council of Governments. Chairman Savarese asked if there was anyone from the public that would like to speak. Alex Wargo of 1058 Rubber Ave. said he thinks changing the zone for property he owns from an R-30 to R-65 is quite drastic. Mr. Wargo said the information he reviewed at the Land Use office was incorrect and would like a chance to see the correct information. Steve Macary said they are still trying to figure out exactly which zones they will be changing and to what zone. He told Mr. Wargo the public hearing would be open for months and he would try and get him all the correct information.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary, ah

**ZONING COMMISSION
REGULAR MEETING DECEMBER 16, 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, absent
Neil Mascola
Richard Cool
Peg Sheehy, alternate

OTHERS:

Public: 7
Wayne Zirolli, Boro Engineer
Steve Macary, CZEO

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 Peg Sheehy a regular voting member in place of Stanley Jaroneczyk.
2. No Executive Session.
3. Approval of minutes and the secretary will sign previously approved minutes. The Commission tabled this item until the January 20, 2010 meeting.

4. **OLD BUSINESS:**

- A. Commission Discussion/Decision for modification to the Naugatuck Zoning Map, areas that will be changed, R-30 to R-65 located in the area of Rubber Ave to Andrew Mountain Rd., Nichols Rd, Mistywood, Evelyn Dr., Bosco Dr., Krodel Rd. Candee Rd., Kingwoods Dr., Mulberry St., R-15 to R-45 in the area of Maple Hill Rd. May St. I-1 to R-8 Cherry St. Ext.
The Commission continued the Public Hearing to the January 20, 2010 at 6:30 P.M.

The Commission recessed the Regular Meeting at 7:30 P.M.

The Commission resumed the Regular meeting at 7:40 P.M.

- B. Commission Discussion/Decision for a Special Permit Application for a mixed Use retail/residential located at 1347 New Haven Rd. Applicant: Scott Dudas.
VOTED: Unanimously on a motion by Neil Mascola and seconded by Rick Cool to **APPROVE** a Special Permit Application for a mixed use retail/residential located at 1347 New Haven Rd. Applicant: Scott Dudas.
With the following conditions:

Per the Borough Engineer;

1. Need to add deep sump for catch basin at drive entrance.
2. The Stormwater certification is to be added to plans per Sections 32.4 and 36.3 of the Zoning Regulations.
3. Erosion controls and details need to be added to plan.
4. A detail for the proposed Stormwater chambers shall be added to the plans. Stormwater chambers to be specified as H-20 loading.
5. Show connection between concrete galleries to depict flow.
6. Plans shall also conform to the 2004 Connecticut Stormwater Quality Manual and a note shall be added to the plans to such an effect.

7. Buffer trees may be considered along west property line to aid in screening property from adjoining.
8. Additional turnout area may be required for last parking space to rear of building at East property line.

Condition per the Naugatuck Valley Health District:

1. A benchmark shall be established and set before construction begins.
2. The primary system shall be staked out before construction begins.
3. The plan does not show any wells on adjacent properties or within 75 feet of the proposed system.
4. A P.E. as-built drawing must be submitted upon completion of the system
5. An installer's as-built drawing must be submitted upon completion of the system.
6. Maintain 18" above mottling and four feet above ledge with trench bottoms.
7. Stay 50 feet from all wetlands.
8. Public water provided
9. See attached approval letter from Matt Pawlik, State Health Department, with seven conditions listed.
10. Professional engineer to supervise.

Conditions per the State Health Department:

1. As indicated on the plan, the installed storm water piping shall be selected from Table 2-C of the Technical Standards. The Engineer shall verify that the required piping has been installed in accordance with the design plan.
2. The Engineer shall verify that the S-Box leaching system has been installed in accordance with the H-20 loading installation protocol outlined by the product manufacturer.
3. Given the extremely close tolerances of the required setback distances, all sewage disposal system components shall be field staked.
4. The existing leaching system is not indicated on the plan. This office requires that all unused hollow leaching structures be properly abandoned.
5. The Naugatuck Valley Health District shall verify that only kitchen wastes are discharging into the grease interceptor tank.
6. The Naugatuck Valley Health District shall verify that building floor plans are consistent with the proposed design flow (30 seat restaurant, 1950 S.F. retail space and 3-2 bedroom apartments).
7. The cleanouts on both building sewer piping shall be gasketed so as to be deemed watertight.

6. There were no Change of Use applications.

7. Public Comment.

Carl Mattson of Maple Hill Rd has some concerns with the Warren gravel bank. He said this property has not been in use for 40 years and now it is back in use, he was told you cannot do anything about it. Mr. Mattson stated it appears to him that once you have expanded the use you should be able to regulate it some how or have to have permits now that it has been expanded. He has concerns with the noise, dust, sand, erosion control, starting before 7:30 am, wetlands being disturbed junk vehicles being stored on property. Mr. Mattson feels the town should have a final grading plan on record to make sure there is not over digging which might change the grading and cause the water flow. Also there are mobile trailers/ shed and a scale table building. Mr. Mattson feels the zoning officer

does not want to take his complaints. Joe Savarese said he would talk with Mr. Macary to monitor this and inspect the property.

8. There were no additional items to be added to the Agenda.

9. There was no Report of the ZEO

10. Chairman Report.

Joe Savarese stated the Council of Government has some concerns regarding the zone change. A discussion ensued regarding his concerns.

11. **VOTED:** Unanimously on a motion by Neil Mascola and seconded by Rick Cool to adjourn the meeting at 7:49 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary, ah

**AQUIFER PROTECTION AGENCY
DECEMBER 16, 2009 MEETING**

Joe Savarese opened the Meeting at 7:30 P.M. with the following in attendance:

MEMBERS:

Joe Savarese, Chair

Diana Raczkowski, Vice Chair, absent

Neil Mascola

Stanley Jaroneczyk, absent

Richard Cool

Peg Sheehy, alternate

OTHERS:

Public: 3

Wayne Zirolli, Boro PE

Steve Macary, CZEO

The Commission discussed an Aquifer Protection application for a retail and two bedroom apartment building located at 1347 New Haven Rd. Applicant: Scott Dudas. Steve Macary, Aquifer Agent stated the fees were paid, site plan has been submitted, there will be no storage of Hazardous materials and a detention study was submitted to the Connecticut Water Company and the State Dep. Mr. Macary stated this meets the standards of the Aquifer Protection Regulations.

VOTED: Unanimously on a motion by Neil Mascola and seconded by Rick Cool to **APPROVE** the a Aquifer Protection application for a retail and two bedroom apartment building located at 1347 New Haven Rd. Applicant: Scott Dudas, based on it adheres to the Aquifer Protection Regulations.

At this time the Commission closed the Aquifer meeting and resumed the Regular Zoning Meeting.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary, ah