

ZONING COMMISSION

PUBLIC HEARING MEETING FEBRUARY 18, 2009

For an Amendment to update the Naugatuck Zoning Map, Amendment include but not limited to; general map corrections and minor modifications, clarification of zone line locations and adjustment of various zones to meet property lines; Modifications to the Rubber Ave Design District (RADD) in the vicinity of Millville Ave, Pine St, Field St, Cherry St, Scott St; Modifications to the New Haven Road Design District (NRDD) in the vicinity of New Haven Road, Candee Rd, Noble Ave, Warren Ave, Shirley St, Fox Hill Rd, Clark Rd; Zone Change form B-2 at May St and Mulberry St to R-15; Applicant: Naugatuck Zoning Commission.

Mike Ciacciarella opened the Public Hearing Meeting at 6:30 P.M. with the following in attendance:

MEMBERS:

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

OTHERS:

Public: 4
Steve Macary, CZEO
Allison Hurley, Asst. CZEO
Jim Stewart, Boro PE

Mike Ciacciarella stated that this was noticed in the paper twice and that the Planning Commission had given a positive referral. He stated that the commission has had many workshops and made many modifications to the amendments. Jim Stewart, Borough Engineer set the projector up so the Commission could view the amendments more clearly. Neil Mascola asked about the east side of Cherry Street Extension and if that could be changed to residential. Jim Stewart stated it could not be included with this Public Hearing but the Commission should look at different zones to be changed in the near future and should include this at that time. Mike Ciacciarella asked Jim Stewart if all the latest changes from the last discussion were incorporated in this map. Jim Stewart stated yes they have. There was no Public comment. The Commission agreed to close the Public hearing at 6:37 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary/ah

**ZONING COMMISSION
PUBLIC HEARING MEETING FEBRUARY 18, 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: ATTORNEY EDWARD FITZPATRICK.**

Mike Ciacciarella opened the Public Hearing Meeting at 6:45 P.M. with the following in attendance:

MEMBERS:

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

OTHERS:

Public: 7
Steve Macary, CZEO
Allison Hurley, Asst. CZEO
Jim Stewart, Boro PE

Attorney Ned Fitzpatrick representing Scott Dudas explained to the Commission that Mr. Dudas is proposing a text amendment to Section 23.1- Schedule A, Residential dwellings units of 2 or more in the Rubber Ave. Design District and the New Haven Rd. Design District to be permitted subject to obtaining a Special Permit. The use would be limited to the 2nd story and above. Attorney Fitzpatrick explained that Mr. Dudas would like to design a structure that would have commercial on the bottom and residential use on the second floor. Mike Ciacciarella and Joe Savarese agreed that it ties in with the Renaissance. Jim Stewart stated he thinks this is a great idea for Rubber Ave. because its almost like a dead end road with alot of small lots, less well than on New Haven Rd. because he's looking at it hopping to get a Walmart or Circuit City that kind of establishment and do we want people living on top of a Walmart. Joe Savarese suggested that the Commission visit the site individually. The Commission agreed. Mike Ciacciarella stated the Planning Commission has not acted on the referral so the Commission will continue the Public Hearing to March 18th at 6:45 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary/ah

**ZONING COMMISSION
REGULAR MEETING FEBRUARY 18, 2009**

Mike Ciacciarella opened the Regular Meeting at 6:12 P.M. with the following in attendance:

MEMBERS:

Mike Ciacciarella, Chair, arrived at 6:19
Diana Raczkowski, absent
Stanley Jaroneczyk, absent
Neil Mascola
Matthew Katra
Jeffrey Litke, alternate
Joseph Savarese, alternate, absent

OTHERS:

Public: 7
Steve Macary, CZEO
Allison Hurley, Asst. CZEO
Jim Stewart, Boro PE

REGULAR MEETING

1. Matthew Katra opened the meeting and took attendance. At this point, it was determined that a quorum was present. He appointed Jeffrey Litke and Joe Savarese regular voting members in place of Diana Raczkowski and Stanley Jaroneczyk.

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 January 21, 2009 Regular and Public Hearing meeting minutes.

Mike Ciacciarella arrived and chaired the meeting.

4. **OLD BUSINESS:**

A. Commission Discussion/Decision for a Special Permit application for Commercial Storage facility and earth excavation activities in the location of Clark Road and New Haven Road.

The Commission announced that there would be no discussion or decision tonight and tabled the item until the March meeting.

B. Commission Discussion/Decision for an Amendment to update the Naugatuck Zoning Map, Applicant: The Naugatuck Zoning Commission.

VOTED: Unanimously on a motion by Matthew Katra and seconded by Joe Savarese to **APPROVE** the Amendment to update the Naugatuck Zoning Map with a effective date of April 1, 2009, Amendment include but not limited to; general map corrections and minor modifications, clarification of zone line locations and adjustment of various zones to meet property lines; Modifications to the Rubber Ave Design District (RADD) in the vicinity of Millville Ave, Pine St, Field St, Cherry St, Scott St; Modifications to the New Haven Road Design District (NRDD) in the vicinity of New Haven Road, Candee Rd, Noble Ave, Warren Ave, Shirley St, Fox Hill Rd, Clark Rd; Zone Change form B-2 at May St and Mulberry St to R-15; Applicant: Naugatuck Zoning Commission.

C. 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: Attorney Edward Fitzpatrick.

The Commission continued the Public Hearing to March 18, 2009 at 6:45 P.M.

D. Discussion for possible zoning violation located on Elm St.

This Item was tabled from the January meeting until the March Meeting.

E. Request to Discuss with the Commission a parking issue and snow removal for Annadonte's Restaurant located at 384 North Main St. Applicant: Donna Grillo. Steve Macary stated the applicant has requested to be removed from the agenda.

5. **NEW BUSINESS:**

None

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 on Lot 20 of the Naugatuck Industrial Park.

Dave Pendergast, EDC, Ceo discussed and showed a map of lot 20 of the Naugatuck Industrial Park that abuts a parcel of land located in an R-15 zone which is currently on the market for sale. He had asked Tom Hill the listing agent if this parcel would make the Industrial site more marketable. Dave Pendergast said Tom Hill the agent stated yes it would. Mr. Pendergast wanted to bring the question to Zoning Commission, if in fact they had a viable user, it was a reasonable offer, it was something that would not be detrimental to the surrounding uses and if the Commission would be willing to entertain the discussion of a zone change for the abutting property. He stated that the lots will never be able to be developed as residential use. There currently is no excess and it would not be possible to bring a town road up to that grade. Jim Stewart stated the lots are so small and have no water or sewer. He said you would not be able to build a house on just one lot you would need several. Mr. Stewart said the required roads are so steep that the town would not allow them to build as they are designed. Mike Ciacciarella said that it makes sense but as Matthew Katra said we would have to be careful not to encroach to close to the neighborhoods that are near this. Joe Savarese said his concern would be the noise and he would want to make sure that there would be some type of barriers.

9. There was no Report of the ZEO.

10. **VOTED:** Unanimously on a motion by Matthew Katra and seconded by Jeffrey Litke to adjourn the meeting at 7:15 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary/ah

