

**ZONING COMMISSION
CONTINUED PUBLIC HEARING MEETING MAY 20, 2009
FOR AMENDMENTS TO THE SIGN REGULATION, SECTION 27 OF THE
NAUGATUCK ZONING REGULATIONS.
APPLICANT: THE NAUGATUCK ZONING COMMISSION.**

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

MEMBERS:

Diana Raczkowski, Vice Chair
Joseph Savarese
Stanley Jaroneczyk
Neil Mascola
Jeffrey Litke, alternate

OTHERS:

Public: 16
Jim Stewart, Boro PE
Allison Hurley, Asst. CZEO
Steve Macary, CZEO

The Commission reviewed the updated copy of the proposed sign regulations. Discussion ensued between the Commission, staff and Matthew Katra in regards to interpretation, definitions, location, size and type of signs to be allowed or not to be allowed. The Commission agreed to continue the discussion at next month's Public Hearing.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary, ah

**ZONING COMMISSION
REGULAR MEETING MAY 20, 2009**

Diana Raczkowski opened the Regular Meeting at 6:06 P.M. with the following in attendance:

MEMBERS:

Diana Raczkowski, Vice Chair
Joseph Savarese
Stanley Jaroneczyk
Neil Mascola
Jeffrey Litke, alternate

OTHERS:

Public: 16
Jim Stewart, Boro PE
Allison Hurley, Asst. CZEO
Steve Macary, CZEO

1. Diana Raczkowski, Vice Chair opened the meeting and took attendance. At this point, it was determined that a quorum was present. Diana Raczkowski appointed Jeffrey Litke a regular voting member in place of Matthew Katra whom resigned from this Commission and was appointed to the Finance Board. The Zoning Commission and staff congratulated Matt and stated it was a pleasure working with him.

2. Election of officers for Chairman, Vice-Chairman and Secretary.
VOTED: Unanimously on a motion by Diana Raczkowski and seconded by Neil Mascola to Elect Joe Savarese as the Chairman of the Zoning Commission.
VOTED: Unanimously on a motion by Neil Mascola and seconded by Stanley Jaroneczyk to Elect Diana Raczkowski as the Vice Chairwoman of the Zoning Commission.
VOTED: Unanimously on a motion by Stanley Jaroneczyk and seconded by Joe Savarese to Elect Neil Mascola as the Secretary of the Zoning Commission.

3. No Executive Session.

4. Approval of minutes and the secretary will sign previously approved minutes.
VOTED: Unanimously on a motion by Neil Mascola and seconded by Joe Savarese to **APPROVE** the April Regular and Public Hearing meeting minutes.

5. **OLD BUSINESS:**
 - A. Commission Discussion/Decision for Amendment to the Sign Regulation, Section 27 of the Naugatuck Zoning Regulations. Applicant: The Naugatuck Zoning Commission.
The Commission tabled this until next month's meeting.

6. **NEW BUSINESS:**
 - A. Commission Discussion for multi family dwelling units located on Park Place, Applicant: Ned Fitzpatrick
Attorney Ned Fitzpatrick stated this was an informal review. He presented to the Commission a plan for 18 Park Place which has 12 apartment units on the above floors and on the first floor is office space which they would now like to convert into two more apartments. The VNA used to be located on the first floor. The question Attorney Fitzpatrick is asking the Commission is whether or not this change of use would be considered a more intense use than what was there. Diana Raczkowski had some concerns on how many units would be allowed according to the regulation. Joe Savarese thought that they might have to ask for a variance. Attorney Fitzpatrick stated that this is an allowed use in this zone but because of the lot size and the number of units it is considered legal nonconforming. After a discussion between the staff and the Commission, the Commission agreed that the use would not be more intense and said that they would just need a Change of Use application.

 - B. Accept/ Refer to The Planning Commission and Set Public Hearing for a Special Permit Application for a Office Park located on lot 3 Great Hill Rd. Applicant: Bethline Associates.
The Commission voted to accept, refer to the Planning Commission and set a Public Hearing for July 15, 2009 at 6:30 P.M. regarding a Special Permit

Application regarding an Office Park located on lot 3 Great Hill Rd. Applicant: Bethline Associates.

- C. Accept / Refer to the Planning Commission Set Public Hearing for Modification to Section 44 of the Naugatuck Zoning Regulation: Applicant Zoning Commission.

The Commission agreed to add this to next month's agenda for a discussion so that a proposed draft of the modification to Section 44 can be drawn up.

- 6. There were no Change of Use applications.
- 7. Public Comment.

Carl Mattson of 46 Maple Hill Rd. stated that he is still having problems regarding the sand and gravel operation next to his property. Mr Mattson stated he has made numerous calls to the Land Use Office filing complaints and the fence is still not up and the noise continues before seven in the morning until it gets dark. He also questioned if a non conforming use can be expanded. Diana Raczkowski stated that the Commission had requested a legal opinion in regards to the site being nonconforming and it was determined that the use was allowed to continue. Mr. Mattson had concerns the project will change the flow pattern of the ground water and anyone living down stream can be affected. Joe Savarese stated the DEP will be watching the brook very carefully. Brian Prentice of 50 Maple Hill Rd. stated the southerly and westerly slope has no soil and erosion protection and everything drains down from there into the brook, there should be silt fencing up and or hay bails. Diana stated she will have Mr. Macary go out and inspected the slopes. She has also asked Steve Macary have a report on the complaints and concerns from Carl Mattson and Brian Prentice at the next meeting.

- 8. There were no additional items to be added to the Agenda.
- 9. No Report of the ZEO.
- 10. No Chairman Report.
- 11. **VOTED:** Unanimously on a motion by Neil Mascola and seconded by Stanley Jaroneczyk to adjourn the meeting at 8:55 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary, ah