

**ZONING COMMISSION
PUBLIC HEARING MEETING NOVEMBER 18, 2009
SPECIAL PERMIT APPLICATION FOR A MIXED USE
RETAIL/RESIDENTIAL LOCATED AT 1347 NEW HAVEN RD.
APPLICANT: SCOTT DUDAS.**

Joe Savarese opened the Public Hearing Meeting at 6:32 P.M. with the following in attendance:

MEMBERS:

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

OTHERS:

Public: 8
Allison Hurley, Asst. CZEO
Wayne Zirolli,
Steve Macary, CZEO
Attorney Steven L. Savarese

Joe Savarese stated the public hearing was noticed twice in the paper. The Planning Commission gave a positive referral, the Fire Commission approved the plans and the Wetlands Commission approved it with conditions. The following approvals are pending: Police and NVHD. Joe Savarese asked the applicant if they had submitted an Aquifer Protection application. John Mac, Engineer with Stuart Somers Company, located in Southbury CT., representing the applicant submitted the certified mailing and stated they have not obtained the Aquifer Protection application or the Connecticut D.O.T. permit. Mr. Mac stated he had a new revised map and will submit more copies to the land use office for review. He explained they are proposing to construct a two story commercial building 38 x 85 long on .516 acres. The first floor will be used for retail and restaurants and the second floor will have three, two bedroom apartments with access from the back of the building. They are proposing 22 parking spaces located in the front and rear of the building. John Mac stated the onsite drainage will be detained with underground detention facilities. Public Comment: Peter Licknicas of 1335 New Haven Rd. has concerns with the roof drain galleries getting clogged with pine needles causing drainage onto his property. He is concerned with the proposed septic and grease trap located under the driveway. Mr. Licknicas submitted information he printed off the internet regarding groundwater flow, the septic located under a driveway, sub grade preparation, drainage for driveways, inadequate bacterial action leading to ground water and possible well contamination. He feels the building is too big for the property and the wells will not be able to handle the amount of use. Wendy Calahan of 1325 New Haven Rd. has concerns regarding the driveway access and egress onto New Haven Rd. John Mac, representing the applicant stated they have a monitoring and maintenance system on the plans for the storm water management. The roof drains are designed for a 20 year storm. Mr. Mac stated he had spoken with Matt Pollock from the Connecticut Health Dep. and on his recommendation designed the septic from 2000 gallons a day to 1800 gallons a day. He also said they dug 9 feet down and did not hit water. The proposed building will be built on a slab there will be no basement and very little excavation with very limited fill. The Commission agreed to continue the Public Hearing to December 16, 2009 at 6:30 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary, ah

**ZONING COMMISSION
PUBLIC HEARING MEETING NOVEMBER 18, 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 6:30 P.M. with the following in attendance:

MEMBERS:

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

OTHERS:

Public: 6
Allison Hurley, Asst. CZEO
Wayne Zirolli, Boro PE
Steve Macary, CZEO
Attorney Steven L. Savarese

Joe Savarese asked Wayne Zirolli, Borough Engineer if he received any new maps from Mr. Stewart. Wayne Zirolli stated he would have them for next month's meeting. The Commission agreed to continue the meeting on December 16, 2009 at 6:45 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary, ah

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

Joe Savarese opened the Regular Meeting at 6:02 P.M. with the following in attendance:

MEMBERS:

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

OTHERS:

Public: 7
Allison Hurley, Asst. CZEO
Wayne Zirolli, Boro Engineer
Steve Macary, CZEO
Attorney Steven L. Savarese

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 Neil Mascola and seconded by Stanley Jaroneczyk to **APPROVE** the October 21, 2009 Regular and Public Hearing meeting minutes.

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 December 16, 2009 at 6:45 P.M.

B. 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 discussed this application and agreed to have a Special meeting on December 2, 2009 at 6:00 P.M pending room availability regarding a Discussion/Decision for a Special Permit Application for an Office Park located on lot 3 Great Hill Rd. Naugatuck Industrial Park. Applicant: Bethline Associates.

C. Commission Discussion/Decision for a Special Permit Application for a mixed use retail/residential located at 1347 New Haven Rd. Applicant: Scott Dudas.

The Commission continued this Public Hearing to December 16, 2009 at 6:30 P.M.

5. **NEW BUSINESS:**

A. Commission Discussion to add aquifer protection area, Indian Field area located on Spring Rd., to the Naugatuck Zoning map. Applicant: Naugatuck Zoning Commission. Diana Raczkowski stated she would like Mr. Macary to send this to Southwest Conservation for comments.

VOTED: Unanimously on a motion by Diana Raczkowski and seconded by Stanley Jaroneczyk to **ADD** the Aquifer protection area, Indian Field area located on Spring Rd., to the Naugatuck Zoning map. Applicant: Naugatuck Zoning Commission.

6. There were no Change of Use applications.

7. No Public Comment.

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 Diana Raczkowski to adjourn the meeting at 8:53 P.M.