

**ZONING COMMISSION  
PUBLIC HEARING MEETING OCTOBER 21, 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. ,ANDEE 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 opened 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  
Peg Sheehy, alternate

**OTHERS:**

Public: 14  
Allison Hurley, Asst. CZEO  
Wayne Zirolli,  
Steve Macary, CZEO  
Attorney Steven L. Savarese

Joe Savarese explained the State of Connecticut has a Plan of Conservation and Development and within this plan there are recommendations that different municipalities have to adhere to based upon the amount of raw and rural land that they might have. The State's concern is that if there is over development in certain areas it could tax the local sewer treatment system. The Engineering Department has provided the Commission with a map of the proposed larger parcels of land. Joe Savarese would like to get input from the public and discuss any concerns the commission might have. Public Comment: Attorney Kevin McSherry of 36 Fairview Ave. has concerns from clients of his in regards to property in the Krodel Rd. and Bosco Drive areas. Attorney McSherry stated the Commission should examine what particular parcels have the ability to tie into existing sewer lines whether by easement or agreement from either party. Another concern is if the Commission re-zones these properties people will start coming in with 8-3 Affordable Housing projects attacking our regulation. He believes Naugatuck does not have the threshold required for the Affordable Housing and thinks we would be behind the eight ball. Attorney McSherry said in the areas that we would have 3.5 acre zoning or better, the Town would be better off looking at condominium style development with affordable housing components, which would have a variety of capacities. He is not against affordable housing but why make it in the areas that you could have development with large lot sizes. He asked the Commission and the Engineers of the Town to get a firm handle on which properties surround these potential tie ins. The potential tie in properties could look at a situation and look to do denser housing development through the H-30g Statute. The Commission agreed to continue this Public Hearing to the November 18, 2009 meeting at 6:45 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary, ah

**ZONING COMMISSION  
PUBLIC HEARING MEETING OCTOBER 21, 2009  
SPECIAL PERMIT APPLICATION FOR AN OFFICE PARK LOCATED ON  
LOT 3 GREAT HILL RD. NAUGATUCK INDUSTRIAL PARK.  
APPLICANT: BETHLINE ASSOCIATES**

Joe Savarese reconvened the Public Hearing Meeting at 6:54 P.M. with the following in attendance:

**MEMBERS:**

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

**OTHERS:**

Public: 14  
Steve Macary, ZEO  
Allison Hurley, Asst. CZEO  
Attorney Steven L. Savarese  
Wayne Zirolli, Boro Engineer  
Burgess Mike Ciacciarrella

Attorney Kevin McSherry submitted and read a second letter from David Murphy Senior, Hydrologist with Milone & MacBroom Inc. Ted Crawford, Engineer for the Applicant stated the plans submitted this month were developed in responds to comments from last months meeting as well as comments from the Boro Engineer. The significant changes that we've made was the site was lifted an additional 4 feet, steepened the access drive and in doing that they have reduced the earth removal to 25,920 cubic yards which is about 50 percent reduction. Diana Raczkowski asked how steep the driveway would be. Mr. Crawford stated the driveway starts at 2 to 3 percent then goes to 5 percent at the top of the site. Mr. Crawford explained by lifting the building the grades to the east reduced to a 3 to 1 slope, reduced impact to the north and on the west and south sides they pulled the disturbance further away from property lines. Diana Raczkowski asked if the detention pond was moved. Ted Crawford stated it was moved farther away and by lifting the site they separated themselves further away from the potential of ground water and ledge. Mr. Crawford stated they have shown the open space area correctly based on the map submitted last month, which was carried over onto this map submitted on the 16<sup>th</sup> of October. He also has prepared a complete set of plans including, erosion and control, landscaping, utilities, grading, site details and a complete title sheet. Ted Crawford said a question had come up at last months meeting in regards to construction phasing. He feels a site of this size with such a small impact of 2.8 ac. of disturbance that it would be more suitable to build in one phase. Diana Raczkowski said there concern was that there was so much activity on a small site. Ted Crawford said the new plans show a significant reduction in earth work. He said in regards to the concern of processing standard issues it was defined at last months meeting that they are applying under 42.2., he feels the end use of this site fits well within the plan of development of the Industrial Park. The building is 20,000 sq. ft. with 60 parking spaces. Mr. Crawford stated the applicant has agreed to conduct a pre construction evaluation of all the adjoining wells prior and post construction. He said the original plans submitted to Southwest Conservation back in August showed an adequate separation to groundwater and since that plan the applicant has raised the site even more. Diana Raczkowski questioned why they still need such large detention ponds if they have decreased the amount of material coming off. Ted Crawford said they need to attenuate the 2 through 100 year storm events per the

regulations and these ponds function to achieve that. Wayne Zirolli stated the ponds also introduce measures of water quality not just excepting the run-off but also treat the water. Wayne Zirolli asked Ted if he is still monitoring the boring pipes and if he has new results. Ted said he does not have them with him but has personally been monitoring them and has not observed any ground water. Joe Savarese questioned if the 18 inch pipe was adequate. Mr. Crawford stated that it was adequate to handle the run off.

Public/Intervenors:

Diane Scinto of 190 East Waterbury Rd. stated her concerns regarding driveway run off and icing in the winter.

Alan Thompson of 100 East Waterbury Rd. stated his concerns regarding pre construction of the catchment map of Great Hill Rd. which has been changed from when it was constructed. Feels the ground water will affect the quality of life and have turned all existing ponds into sediment ponds. He questioned open space, boundary requirements, if a detention pond is a structure and that section 42.3, 42.4 and 42.5 should apply to this application. He feels in the spirit and the intent of what the regulations were that the building does not fit because it is too large and there are too many modifications needed.

Ronald White of 157 East Waterbury Rd. submitted a letter from William White, John E. White Darryl E. White and himself stating their concerns regarding the approval of this Special Permit.

Susan Vitale of 180 East Waterbury Rd. stated there is plenty of vacant land in the Industrial park that would require less modification.

Pete Meleschnig 76 East Waterbury Rd. has concerns in regards to approving this project with two property lines in questioned and if the Commission would be setting precedent for further projects in the town.

Marty Warren of 120 East Waterbury Rd. has concerns regarding the bonds, liability from start to finish and wants to know that the people in the neighborhood are protected. He questioned the change of a required setback if a variance is needed.

Annebelle of 75 Union City Rd. is concerned that the construction would damage her pond.

The Commission closed the public hearing at 8:19 P.M.

The Commission took a ten minute recess.

At 8:35 P.M. the Commission resumed the regular meeting.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary, ah

**ZONING COMMISSION  
REGULAR MEETING OCTOBER 21, 2009**

Joe Savarese opened the Regular Meeting at 6:15 P.M. with the following in attendance:

**MEMBERS:**

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

**OTHERS:**

Public: 1  
Allison Hurley, Asst. CZEO  
Wayne Zirolli, Boro Engineer  
Steve Macary, CZEO  
Jim Stewart, Dir. of Public Works  
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 September 16, 2009 Regular and Public Hearing meeting minutes as written.

4. **OLD BUISNESS:**

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 this to the November 18, 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 tabled their decision until the November 18, 2009 meeting.

5. **NEW BUSINESS:**

A. Commission Discussion regarding a possible error on the zone map located 25 Mallane Lane, Applicant: Douglas Columb, President Grasshopper Lawns. Doug Columb requested the zone map be corrected for a parcel of land owned by him located on Mallane Lane. Steve Macary stated he has researched this and cannot find when this was changed or when this might have happened. He suggested to the applicant to research it himself and provide him or the commission with the proof this had taken place. Mr. Columb was interested in converting an existing building that is on the property into six apartments. The Commission discussed this and stated whether it was an R-8 or I-2 zone this use would not be allowed.

B. Commission Discussion regarding an active adult community located on Rubber Ave. and Andrew Mtn Rd. Applicant: Cerignola LLC, Four Winds Development. Attorney Matt Woermer representing the Applicant stated they were here for a preliminary review of a proposed project for a PDD on 144 acres which is part of the Wilmot farm for a fifty and older homes. Roland Desrosiers, Surveyor for the Applicant stated they are proposing 370 units 220 on the lower section and 150 on the upper. The municipal benefits would be annual taxes collected, no garbage collection, no road or sewer maintenance, no school children. The resident benefits would be tennis courts, swimming pool, clubhouse and hiking trails. A discussion ensued between staff, commission and applicants.

6. There were no Change of Use applications.
7. NO Public Comment.
8. There were no additional items to be discussed or added to the Agenda.
9. NO Report of the ZEO.
10. No Chairman Report.
11. **VOTED:**unanimously on a motion by Stanley Jaroneczyk and seconded by Diana Raczkowski to adjourn the meeting at 9:37 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary, ah