

**ZONING COMMISSION  
PUBLIC HEARING MEETING SEPTEMBER 16, 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 7:04 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, arrived at 8:15  
Allison Hurley, Asst. CZEO  
Attorney Steven L. Savarese  
Wayne Zirolli, Asst. Engineer

Diana Raczkowski and Stanley Jaroneczyk stated that they have listened to the meeting tapes for the Public Hearing. Attorney Kevein McSherry, representing the applicant handed out Ted Crawford's resume to the Commission. There was a discussion on whether or not the applicant had enough time to request another extension if needed. After a discussion between Attorney McSherry and Attorney Savarese, it was determined they have one extension request left. A discussion ensued whether Section 42.2 or Section 42.3 applies for this application. Attorney McSherry stated it has been his understanding on this application that 42.2 applies and in reading the regulations, the Zoning Commission made an interpretation on July 16, 2009 adding the words Commercial and private lots as part of the consideration of 42.2. He said since they have proceeded with 42.2 they are going to continue with it given the interpretation the Commission made at the July 2008 meeting. Attorney McSherry handed the Commission a copy of the minutes from that meeting. Diana Raczkowski stated the interpretation only applied to special permits. She said the commission's intent was so that the Zoning Officer or this Commission could regulate any disturbance. There was a discussion on whether there was a typo in the minutes or if that was what had been voted on. Attorney Savarese stated they will have to listen to the tape for the vote to determine if it is incorrect or not. Chairmen Joe Savarese stated that based on the premise that the applicant has made they will proceed with the interpretation under 42.2 and continue with their presentation. Attorney McSherry read a letter from David Murphy Senior Hydrologist with Milone & MacBroom Inc. regarding the ground water, bedrock and water flow. Joe Savarese stated they have received the Fire Commission approval and Police Commission approval with conditions. Ted Crawford, Engineer for the applicant reviewed alternate plans, plan "B" would eliminate one of the four basins and would enlarge one of the three proposed, plan "C" would pull the northern basin to the south away from the abutting property owners and reshape it slightly and would also pull the driveway to the east. Joe Savarese asked if the storm water discharge is going into Fulling Mill Brook. Mr. Crawford stated that there is a system and the over flow basin flows to Great Hill Rd. The system mentioned by Southwest Conservation flows to the small brook to the north and Mr. Crawford did not feel it was appropriate to discharge their water to that brook. Ted Crawford addressed the potential traffic stating the material will be removed through the west of the industrial park to Great Hill Rd. down to Sheridan Dr. then to South Main St. onto Route 8. Diana Raczkowski asked how many trucks will be required to remove the excavation. Ted Crawford noted at last month's meeting the Chairman asked if half of the parking was held in reserve would it reduce the material

removal. Ted said the reduction would be about 2000 yards. He explained the storm water system design volume was created for 2 to 200 year storm event and volume storage. Diana Raczkowski asked about the maintenance of the detention ponds and who would make sure the plantings will stay healthy so they do their job. Ted answered the property owner. Diana Raczkowski asked if they have considered a plan to sample the water and have some inspections scheduled. Mr. Crawford said there is an operation maintenance post construction located on the title sheet of the plans submitted. Diana Raczkowski asked where the water table was. Wayne Zirolli, Asst. Boro Engineer said the boring logs are 19 feet below the bottom of the proposed excavation. Attorney McSherry submitted in writing a request for an extension of the public hearing to the October meeting.

At 8:47 P.M. the Commission recessed for 10 minutes.

The Commission resumed the public hearing at 8:57 P.M.

Public comment: Tom Hill, a Commercial Realtor in charge of disposing of all the excess lots in the Industrial Park and trying to bring companies, jobs and tax base to the grand list in the Borough. He stated the location of lot 3 is great and approached Mr. Lineweber to see if they were interested in building and getting some tenants in there. He said the Lineweber Bros. are a reputable company and hopes the Commission will take that into consideration. He said it is his job to move these lots and bring businesses to the Borough of Naugatuck.

Ronald White of 157 East Waterbury Rd. had concerns with drainage

Debra Levesque of 204 East Waterbury Rd. had concerns with drainage and the basins not being adequate, and ground water contamination.

Mike Spinola of 67 Union City Rd. had concerns with drainage, loud noise, truck traffic, quality of life and flooding.

Marty Warren of 120 East Waterbury Rd. asked what maps we are suppose to be reviewing? Ted Crawford answered map "C". Mr. Warren stressed his concerns regarding ownership of the open space on Lot 3, setbacks and would like clarification on boundaries. Marty Warren read into the record the PDD regulations and submitted a copy of the legal contract between the applicant and the Borough. He has concerns regarding maintenance of the detention ponds and what use is allowed on lot 3. He stated the following sections from the Zoning Regulations for the commission to take into consideration: 33.5.1, 33.5.4, 33.5.7, 33.5.12, 33.8. and would like Section 42.2.1 applied to the application.

Diane Scinto of 190 East Waterbury Rd. had concerns with her well being damaged along with others in the neighborhood.

Gerald Manville of 229 East Waterbury Rd. had concerns with his well.

James Warren Sr. of 259 East Waterbury Rd. had concerns with his well and contamination.

Alan Thompson of 100 East Waterbury Rd. had concerns regarding water drainage, his well, the excavation that will take place and the detention ponds that already are in the industrial park that are inadequate because they are not maintained.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary, ah

**ZONING COMMISSION  
PUBLIC HEARING MEETING SEPTEMBER 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. ,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.**

The following were 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, Asst. Engineer

Unanimously on a motion made by Diana Raczkowski and seconded by Neil Mascola to defer the opening of the public hearing until next month because The Council of Governments did not receive notification within the time limit that is required.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary, ah

**ZONING COMMISSION  
REGULAR MEETING SEPTEMBER 16, 2009**

Joe Savarese opened the Regular Meeting at 6:16 P.M. with the following in attendance:

**MEMBERS:**

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

**OTHERS:**

Public: 5  
Allison Hurley, Asst. CZEO  
Wayne Zirolli, Asst. Engineer

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 welcomed Peg Sheehy who was appointed to the Commission as an alternate member.
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 August 19, 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 extended the opening of the Public hearing due to an error in the notices. It is scheduled for the October 21, 2009 meeting at 6:30 P.M.

- B. Commission Discussion/Decision for a Special Permit Application for an Office Park located on lot 3Great Hill Rd. Naugatuck Industrial Park.

Applicant: Bethline Associates.

The Commission extended this Public Hearing to October 21, 2009 at 6:45 P.M.

5. No New Business.

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 Stanley Jaroneczyk to **ADD** to the agenda to accept a Special Permit application for Retail /Restaurant located at 1347 New Haven Rd. Applicant Scott Dudas, set a Public Hearing for November 18, 2009 at 6:30 P.M. and refer to the Planning Commission.

At 6:27 P.M. the commission recessed for 10 minutes.

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 10:15 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary, ah