

**ZONING COMMISSION  
PUBLIC HEARING MEETING AUGUST 20, 2008  
FOR A SPECIAL PERMIT APPLICATION FOR A CHURCH LOCATED ON 397  
N. MAIN ST. APPLICANT: NEW BEGINNINGS MINISTRY.**

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

**MEMBERS:**

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

**OTHERS:**

Public: 26  
Steve Macary, CZEO  
Allison Hurley, Asst. CZEO  
Jim Stewart, Boro Engineer

Reverend Macathen spoke regarding the Church stating that the services will be held on Sunday days and Wednesday evenings. They have 15 members as of now. Diana Raczkowski asked about the parking. Reverend Macathen said that the owner of the building and S & S Transmission would allow him to use the parking of the Transmission Shop on Sundays. Steve Macary stated that they have received a positive referral from the planning commission, Police Commission is pending and the Fire Commission gave approval so long as the occupancy is not greater than 50 people. Matthew Katra read a letter from Tadeusz and Theresa Orszulak of 365 North Main St. stating their concerns with the parking. Jeffrey Litke read a letter from Thomas and Lorraine Burns of 371 North Main St. regarding their concerns with the parking. The Commissioners agreed to drive by and look at the parking situation. Public Comment: Michele Davis stated that they have been inconvenienced for 2 months now and would like to know if they would be allowed to have services on Sunday until the special permit is granted. Diana Raczkowski stated that they could not conduct services until it is granted and that a special permit usually takes at least 2 months if not more. Roland Desrosiers who has had a Business for approximately 30 years on North Main St asked the Commission to take into consideration the parking, especially in the winter time. The Commission agreed to continue this meeting to September 17, 2008 at 6:30 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary, ah

**ZONING COMMISSION  
CONTINUED PUBLIC HEARING MEETING AUGUST 20, 2008  
FOR A SPECIAL PERMIT APPLICATION REGARDING 2 INTERIOR  
LOTS, LOCATED ON MILL ST AND FIELD ST.  
APPLICANT: ANDERSON MILLS LLC.**

Diana Raczkowski reconvened the Public Hearing Meeting at 6:55 P.M. with the following in attendance:

**MEMBERS:**

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

**OTHERS:**

Public: 14  
Steve Macary, CZEO  
Allison Hurley, Asst. CZEO  
Jim Stewart, Boro Engineer

Attorney Mike McVerry stated that they have received WPCA approval with conditions and that his client and himself have reviewed the comments and requests from the previous meeting and revised the plans to show the monuments marking the up land wetlands, a tree buffer along lot 10 driveway; extension of the conservation area on lot 11 and coming down lot 9 and have shown the start date for the SEC. Attorney McVerry has submitted a letter from their Engineer explaining the drainage calculations to the Commission and to the Borough Engineer today. Mr. McVerry said that the retention systems are conservatively designed and show 0 percent increase in run off. Diana Raczkowski asked that if this application was to be voted on tonight they would have to revise the plans to show a tree buffer on both sides of lot 10. Mr. McVerry said that would be no problem. Public Comment: Dennis Wilcox of 7 East St. stated his concerns regarding the water problems that he has already and feels that it will increase when they start building. He said that the water comes up from the ground and floods his entire back yard because of all the wetlands behind him. Mr. Wilcox stated that if his yard floods out the Town and developer will be held responsible. The Borough Engineer stated that the developer is proposing dry wells, roof leaders and berms behind the property and said that this would decrease the amount of run off to the yards. The Commission agreed to close the Public Hearing at 7:30 P.M.

The Commission recessed for 15 Minutes.

At 7:45 P.M the Commission resumed the Regular Meeting.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary, ah

**ZONING COMMISSION  
REGULAR MEETING AUGUST 20, 2008**

Diana Raczkowski opened the Regular Meeting at 6:04 P.M. with the following in attendance:

**MEMBERS:**

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

**OTHERS:**

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

1. Diana Raczkowski chaired the meeting and took attendance. At this point, it was determined that a quorum was present. Diana Raczkowski then appointed Jeffrey Litke a regular voting member in place of Mike Ciacciarella. Jeffrey Litke indicated that he has listened to the special August 7, 2008 meeting tape.
2. No Executive Session.
3. Approval of minutes and the secretary will sign previously approved minutes. The Commission tabled the approval of the July meeting minutes until next month's. Diana Raczkowski had questioned the decision vote regarding the Best Wash Laundromat.

4. **OLD BUSINESS:**

- A. Commission Discussion/Decision for a Special Permit Application regarding 2 Interior Lots, located on Mill St. and Field St. Applicant: Anderson Mills LLC.  
**VOTED:** 4-0-1 on a motion by Matthew Katra and seconded by Jeffrey Litke to **APPROVE** a Special Permit Application regarding 2 Interior Lots, located on Mill St. and Field St. Applicant: Anderson Mills LLC with the following conditions:
  1. A certified soil and erosion control plan must be and submitted with the subdivision application and approved by the Borough Engineer and the Planning Commission.
  2. Significant trees (over 18" in diameter) within the disturbed area on lots 9 and 11 shall be shown on the subdivision plans. Trees shall be preserved as determined by the Planning Commission.
  3. The silt fence on lot 9 shall be located outside the conservation area
  4. A limit of disturbance line shall be shown on lot 9 and shall be located outside the conservation area and at least 100 feet from the Martins property.
  5. A limit of disturbance line shall be shown on lot 11 and shall be located at least 75 feet from the Wilcox property and along the silt fence line as shown one the reviewed plans.
  6. A field stone wall shall be installed along the conservation easement area within lot 11& lot 9. The wall shall be a minimum of 18 inches high and 2 feet wide and be shown on the plans.

7. Rows of staggered evergreen trees 6-8 feet tall and 8 foot on center shall be installed along the following property lines in order to buffer the access ways and rear lots # 9 and 11. Trees shall be guaranteed for one year after planting. Plantings shall be shown on the subdivision plans:
    - a. On lot # 8 approximately 160 feet along the north property line adjacent to the D'angelo properties and adjacent to the access way approximately 120 feet along the D'angelo property.
    - b. On lot # 10 approximately 100' along the southern property line along lot # 9 and approximately 260 feet along the access way to lot 9.
  8. Drainage improvements including but not limited to earthen berms shall be installed at the rear of lots 9 and 11 in order to control the possibility of any additional flooding on adjacent properties along the southern property line. Improvements shall be approved by the Borough Engineer and the Planning Commission.
  9. Either Bioretention Swales or Vegetated Filter Strips shall be installed on lots 9 and 11. Sizing shall be based on the water quality volume. The final location and design shall be approved by the Borough Engineer and Planning Commission.
  10. The applicant shall perform a pre-blasting survey of all building walls, interior and exterior, and drinking water wells within a minimum distance of 500 feet (or more if required by the Fire Marshall) from any blasting within lots 9 and 11 before any blasting commences. The applicant shall notify all property owners, within the distance specified, by certified mail, return receipt. Proof of receipt of mailing must be submitted to the Zoning Enforcement Officer, as well as a copy of the notification letter, prior to commencement of blasting. Said notification letter shall include a description of what the survey entails, when it will be conducted and the time, so that property owners can be present. It shall also include the name, address, and phone number of a contact person in case the property owner has any questions. Well tests shall include a flow test. A bacteriological test shall be completed if well is located near a septic system. Inspection reports of building walls, well yields and bacteriological tests shall be in duplicate, with a copy to be left with the homeowner. A copy of all reports and tests shall also be submitted to the ZEO and Fire Marshall for review and approval. The survey reports shall be submitted to the ZEO and the Fire Marshall for review and approval before blasting commences.
  11. The Applicant shall show required trees on approved plans.  
Stanley Jaroneczyk abstained from the vote.
- B. Commission Discussion/Decision for a Special Permit Application for a Church located on 397 N. Main St. Applicant: New Beginnings Ministry.  
The Commission tabled their decision until next month's meeting at 6:30 P.M.
- C. Commission Discussion/Decision for a Site Plan located on lot 28 Raytkwich Dr. Applicant: MJM Eyelets Manufacturing, LLC.  
**VOTED:** 3-0-2 on a motion by Jeffrey Litke and seconded by Neil Mascola to **APPROVE** a Site Plan Application located on lot 28 Raytkwich Dr. Applicant: MJM Eyelets Manufacturing, LLC with the following conditions:
1. Before any construction begins the Applicant shall obtain a certified soil and erosion control plan by the Borough Engineer.

2. The Applicant shall replace the dwarf spruce trees with regular spruce trees 8 feet tall and 8 foot on center in areas indicated on plans.
3. The Applicant shall obtain WPCA approval.  
Matthew Katra and Stanley Jaroneczyk abstained from the vote.

5. **NEW BUSINESS:**

- A. Commission Discussion regarding Zoning Map with Borough Engineering.  
Jim Stewart explained that Fred the GIS technician has been working on the draft but there are still some flaws especially with the NHRDD and the RADD zones. Mr. Stewart suggested that the Commission review it and write down any changes or corrections that might need to be addressed before the final draft is completed. The Commission continued this discussion to next months meeting.
  - B. Commission Discussion/Decision for a VTOL located at Naugatuck High School Football Field Applicant: Rich Tavares.  
After a brief discussion the Commission voted.  
**VOTED:** Unanimously on a motion by Matthew Katra and seconded by Neil Mascola to **APPROVE** a VTOL on September 21, 2008 at 1:30 P.M. located at Naugatuck High School Football Field Applicant: Rich Tavares.
  - C. Commission Discussion Zoning Regulation modifications as prepared by Milone & MacBroom.  
Jim Stewart suggested to the Commission that they read the zoning issues and have a workshop and write down comments for Milone and MacBroom to review.
6. Commission Discussion for Change of Use applications.  
Steve Macary stated that there was an application regarding a Dog Grooming Shop located at 176 Maple St., Applicant: LeAndrea Reynolds. The Applicant explained that her hours would be Monday through Saturday 6:30 am to 5:00 pm She will be the only employee, dogs will not stay over they will be dropped off and picked up the same day. There is ample parking in the rear of the building and in front on both sides of the street.  
The Commission Unanimously agreed to **RATIFY** the Change of Use regarding a Dog Grooming Shop located at 176 Maple St., Applicant: LeAndrea Reynolds
7. Public Comment:  
Ray Murray of 209 Webb Road, said his property abuts Stonefence Road and Westover Hills. Mr. Murray stated that about 10 months ago he spoke with Mr. Macary regarding erosion problems he was having due to a retaining pond that was breached by Mr. Santos so that the water would not flow directly onto his property. The water now flows on the rear of Mr. Murray's property and down to Mr. Woodfield and Mr. Litke's properties. Mr. Macary stated that recently Allison and Jim Stewart had received calls from them regarding erosion and run off so they visited the site and pictures were taken. Diana Raczkowski asked if this collection area was part of the approved subdivision plan and if not why was it put in. Steve Macary said he believes the collection area and berm was put in to control the run-off from lot #49 and #48 Graham Ridge Rd. Diana Raczkowski asked who authorized it to be put in because it was obviously done to try and solve

run-off problems. Mr. Murray responded that before the berm and collection area was installed the run-off would flow into the back of properties on Stonefence Rd. A discussion ensued in regards to who owns the property where the berm and collection area are, who is responsible to fix it and what needs to be done in order to correct the problem. Mr. Macary stated that he spoke with Mr. Cornacchia who owns lot 49 and Mr. Ayash who owns lot 48 and they agreed to fix the problems. Jack Litke of 179 Webb Rd. stated his concerns with the run-off and that he is getting the bulk of it because he is down hill. Diana Raczkowski stated to Steve Macary that letters need to be sent to the people who are in violation regrading the and SEC and need to come in with a plan to rectify this problem, within a certain time limit so that you can see what kind of solution they have. Diana Raczkowski stated that she wants to readdress this issue at next months meeting and would like a report from Steve Macary on what is being done.

Roland Desrosiers spoke to the Commission regarding a client that would like to build a detached 728 sq.ft 2 car garage located in the NHRDD and was in the R-15 zone. Mr. Desrosiers asked what the criteria was to honor for the size and location of a garage to be constructed in the NHRDD zone. Diana Raczkowski stated that since there were no separate criteria then you would follow section 25.4 detached garages and honor all the setbacks of the NHRDD zone and the lot coverage percentage cannot exceed the percentage allowed. A discussion ensued between the Commissioners, staff and the applicant. The Commission agreed that it should be interpreted as to what the previous zone was and to follow sec.25.4.

**8. VOTED:** Unanimously on a motion by Matthew Katra and seconded by Neil Mascola to **ADD** to the agenda a Special Permit Application for the Naugatuck Glass Co.

**VOTED:** Unanimously on a motion by Matthew Katra and seconded by Jeffrey Litke to **ACCEPT**, refer to the Planning Commission and set the Public Hearing for September 17, 2008 at 7:00 P.M. for a Special Permit Application to install a Roxidizer RTO unit on their parking lot located on Bridge St. Applicant: Naugatuck Glass Co.

**9.** No Report of the ZEO.

**10.** Unanimously on a motion by Neil Mascola and seconded by Matthew Katra to adjourn the meeting at 9:10 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary, ah