

**ZONING COMMISSION
PUBLIC HEARING MEETING JULY 16, 2008
FOR A SPECIAL PERMIT APPLICATION REGARDING 2 INTERIOR
LOTS, LOCATED ON MILL ST AND FIELD ST.
APPLICANT: ANDERSON MILLS LLC.**

Mike Ciacciarella reconvened the Public Hearing Meeting at 6:30 P.M. with the following in attendance:

MEMBERS:

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

OTHERS:

Public: 11
Steve Macary, CZEO
Allison Hurley, Asst. CZEO

Mike Ciacciarella stated that a sitewalk was done and that they have received a report from The Southwest Conservation District. Attorney Mike McVerry, representing the Applicant stated that all necessary reports have been received except WPCA due to there was no quorum for this months meeting. Attorney McVerry submitted a revised map showing the extended conservation area. A discussion ensued regarding the driveways for lots 11 and 9. Attorney McVerry stated he has had many discussions with staff regarding the driveways and said that the application is in harmony with the regulations as they are written. The Commission discussed maybe going for a variance. Attorney McVerry said that to require the applicant to seek a variance where there is no guarantee and delay the application for 2 months would be unfair. Diana Raczkowski and Mike Ciacciarella discussed amending the intent for section 25.9.1. Mike Ciacciarella said their intent was that the common driveway would serve in place of the access way. It basically becomes the access way, but is a common driveway. Diana Raczkowski suggested a buffer of trees along the driveway of lot 10. She wants Mr. Macary to get a report from the Borough Engineer regarding the calculations of the drywells to make sure they are sufficient to hold the water and also a Sediment and Erosion control review. Attorney McVerry stated that the Borough Engineer would be doing his review as part of the subdivision process. Public Comment: Kevin McSherry stated that he was pleased with the developers extension of the conservation area and asked that it be extended or put a 50 foot buffer along the rear of lot 11, to have the conservation easement rescinded in the deeds of the property owners, and that monuments be put in place. He asked who will own the conservation area, seeing that it is located in lot 9. He asked if it would be the associations, land trust or donated to the town. Skip Baummer of Field St. stated his concerns as the following; who will be responsible when the drywells fill up and how do they function and his concern regarding blasting and his well that is approximately 150 years old.. Mr. Baummer submitted a draft from the town of Shelton regarding their blasting policies. Diana Raczkowski asked if they anticipate having to blast and if any test pits were done. Attorney McVerry stated that they do not anticipate having to blast but this would be addressed in the subdivision application. He stated that the drainage

calculations were submitted to the Borough Engineer and they indicated that there would be no run off, but the SWC report suggested some larger gullies. Diana Raczkowski asked the applicant to show the low stonewalls or monuments, buffer on driveways, limit of disturbance , start date and contact person as required by the SEC handbook on their plans for the next meeting. Mike Ciacciarella asked the applicant for a written extension for the public hearing. The applicant submitted their extension request. The Commission agreed to extend the public hearing to August 20, 2008 at 6:45 p.m.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary, ah

**ZONING COMMISSION
PUBLIC HEARING MEETING JULY 16, 2008
SPECIAL PERMIT APPLICATION for a BEST WASH LAUNDROMAT
LOCATED ON 411 NORTH MAIN ST. APPLICANT: NELSON DAGRACA.**

Mike Ciacciarella opened the Public Hearing Meeting at 7:51 P.M. with the following in attendance:

MEMBERS:

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

OTHERS:

Public: 0
Steve Macary, CZEO
Allison Hurley, Asst. CZEO

Mike Ciacciarella asked Steve Macary if the application was complete. Steve stated that it was. Mike Ciacciarella asked what the hours of operation would be. Nelson DeGraca, Applicant stated that they would be open 7 days a week from 6am to 9pm. The Commission had no further questions. There was no public comment.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary, ah

**ZONING COMMISSION
REGULAR MEETING JULY 16, 2008**

Mike Ciacciarella opened the Regular Meeting at 6:04 P.M. with the following in attendance:

MEMBERS:

Mike Ciacciarella, Chair
Diana Raczkowski
Stanley Jaroneczyk-absent
Neil Mascola
Matthew Katra
Jeffrey Litke, alternate
Joseph Savarese, alternate, arrived at 6:10 pm

OTHERS:

Public: 13
Steve Macary, CZEO
Allison Hurley, Asst. CZEO

1. Mike Ciacciarella chaired the meeting and took attendance. At this point, it was determined that a quorum was present. Mike Ciacciarella then appointed Jeffrey Litke a regular voting member in place of Stanley Jaroneczyk.

2. No Executive Session.

3. Approval of minutes and the secretary will sign previously approved minutes.

VOTED: Unanimously on a motion by Matthew Katra and seconded by Neil Mascola to **APPROVE** the June Regular and Public Hearing minutes as amended.

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. The Commission continued this Public Hearing until next month's meeting at 6:45 P.M.

B. Commission Discussion/Decision for a Special Permit application for Best Wash Laundromat located on 411 North Main St. Applicant: Nelson DaGraca. Mike Ciacciarella appointed Joe Savarese a regular voting member in place of Diana Raczkowski who abstained from the vote.

VOTED: 5-0-1 on a motion by Matthew Katra and seconded by Jeffrey Litke to **APPROVE** a Special Permit application for Best Wash Laundromat located on 411 North Main St. Applicant: Nelson DaGraca.

5. **NEW BUSINESS:**

A. Commission Discussion regarding Zoning Map with Borough Engineering. A report from the Engineering and GIS department stated that they were continuing their research to make proposed adjustments to the zoning map. They have added property lines and all the dashed zoning lines (zone lines that are not property lines) from the old zoning map. Currently, they are researching past zone changes to adjust the zone lines in order to match the underlying property

lines. They expect to have a final draft for you review for the next regular meeting.

- B. Accept Application/ refer to Planning Commission/ set Public Hearing for a Special Permit Application for a Church located on 397 N. Main St.

Applicant: New Beginnings Ministry.

VOTED: Unanimously on a motion by Matthew Katra and seconded by Jeffrey Litke to **Accept** Application/ refer to Planning Commission and Set the Public Hearing for August 20, 2008 at 6:30 P.M. regarding a Special Permit Application for a Church located on 397 N. Main St. Applicant: New Beginnings Ministry.

6. 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 Diana Raczkowski and seconded by Jeffrey Litke to **ADD** to the agenda and **ACCEPT** a Zone Change Application from an R-15 and RA-1 to a B-2 zone located on 573 North Main St. Applicant: Frank Savignano and refer to the Planning Commission and Set the Public Hearing for September 17, 2008 at 6:45 P.M.

VOTED: Unanimously on a motion by Diana Raczkowski and seconded by Matthew Katra to **ADD** to the agenda and **APPROVE** a clarification on the Interruption of Intent - Section 42.1 and Earth grading, fill & grading associated with site development - 42.2 of the Zoning Regulations as, "it applies to all construction and grading activities upon any approved or unapproved lot in the Borough of Naugatuck being residential, commercial or private".

9. No Report of the ZEO.

10. **VOTED:** Unanimously a motion was made to adjourn the meeting at 8:00 P.M. by Matthew Katra and seconded by Neil Mascola.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary, ah