

**ZONING COMMISSION  
PUBLIC HEARING MEETING JUNE 18, 2008  
FOR A SPECIAL PERMIT APPLICATION REGARDING 2 INTERIOR  
LOTS, LOCATED ON MILL ST AND FIELD ST.  
APPLICANT: ANDERSON MILLS LLC.**

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

**MEMBERS:**

Mike Ciacciarella, Chair  
Diana Raczkowski-arrived at 6:30  
Stanley Jaroneczyk  
Neil Mascola  
Matthew Katra  
Jeffrey Litke, alternate-absent  
Joseph Savarese, alternate  
Walter Bertotti, alternate-absent

**OTHERS:**

Public: 22  
Steve Macary, CZEO  
Allison Hurley, Asst. CZEO

Attorney Mike McVerry representing the applicant stated that it is an 11 lot subdivision with one existing house and 2 interior lots in a R-8 and R-15 zone. The 2 interior lots #9 and #11 are situated mostly in the R-8 zone with a portion of each also in the R-15 zone. Lot #9 consists of 217,030 total with 95,798 S.F. of dry area. Lot #11 consists of 63,223 total with 57,404 S.F. of dry area. Mr. McVerry stated that neither dry area has a slope which exceeds the 25 percent. Both lots will have sewer and water supply. No activities are proposed in the wetland area. Diana Raczkowski asked if a fence can be installed to delineate the wetlands area. Mike Ciacciarella asked if any material will be going in or out? Attorney McVerry said neither lot will require the removal or import of 350 cubic yards of material. Joe Savarese had concerns regarding drainage. Public comment: Kevin McSherry of Fairview Ave. asked if the conservation area line could be extended to the rear of lots 9 & 11 to add an additional buffer because of all the wildlife that is there and not to put a fence in but instead use signs or a monument. He also asked if lot #11 will require a pump station and if both driveways would be asphalted. Mark Marganski of 167 Mill St. read a letter in to the record from Albert Baummer of 211 Field St. Mr. Marganski stated his concerns regarding blasting, drainage and the existing wildlife in that area. Albert Marchlewski of 374 Park Ave. had concerns with the run-off. Dennis Wilcox of 7 East St. had concerns with the drainage because he has already had to install 2 drains in his back yard due to run-off. Dorothy Mason of 93 Craig Circle stated her concerns. The Commission recessed the Public Hearing until a scheduled site walk on Wednesday, July 9, 2008 at 6:00 P.M. assembling on Field St. and will continue the public hearing on July 16, 2008 at 6:30 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary, ah

**ZONING COMMISSION  
PUBLIC HEARING MEETING JUNE 18, 2008  
FOR A SPECIAL PERMIT APPLICATION FOR A TATTOO SHOP LOCATED  
ON 399 NORTH MAIN ST. APPLICANT: ROBERT CLARK.**

Mike Ciacciarella opened the Public Hearing Meeting at 7:24 P.M. with the following in attendance:

**MEMBERS:**

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

**OTHERS:**

Public: 12  
Steve Macary, CZEO  
Allison Hurley, Asst. CZEO

Mike Ciacciarella reviewed the application and stated that it was complete. The applicant Robert Clark stated that he has been waiting a long time to open and that all he needs to be compliant with Valley Health is approval from this Board. He stated that he has grown up in the North Main Street area and would like to open this establishment because it is what he plans to do when he retires; he said it is not a biker club, no colors and it will be drug and alcohol free. Mr. Clark had interviewed 20 artists before selecting Al Jakes as an employee. A discussion regarding parking ensued. Public Comment: Peter Chrzanowski Jr., owner of property at 384 North Main St. stated concerns regarding the parking situation and would like to see the owner of S & S Transmission open up a few more parking spaces in his driveway because he feels being so close to the intersection limits the street parking. The Commission agreed to close the Public Hearing.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary, ah

**ZONING COMMISSION  
CONTINUED PUBLIC HEARING MEETING JUNE 18, 2008  
FOR A SPECIAL PERMIT APPLICATION FOR A MASONARY SUPPLY  
STORE LOCATED ON 1483 NEW HAVEN RD.  
APPLICANT: MIRJAND AND GENTI MULLA**

Mike Ciacciarella reconvened the Public Hearing Meeting at 7:50 P.M. with the following in attendance:

**MEMBERS:**

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

**OTHERS:**

Public: 8  
Steve Macary, CZEO  
Allison Hurley, Asst. CZEO

The Commission stated that they have received everything for this application and had no further questions for the applicant. There was no Public comment. Mike Ciacciarella closed the Public Hearing.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary, ah

The Commission recessed for 10 minutes.  
The Meeting resumed at 8:06 P.M

**ZONING COMMISSION  
PUBLIC HEARING MEETING JUNE 18, 2008  
SPECIAL PERMIT APPLICATION for a BEST WASH LAUNDROMAT  
LOCATED ON 411 NORTH MAIN ST. APPLICANT: NELSON DAGRACA.**

Mike Ciacciarella stated that the applicant had not submitted the receipts for the certified mailings. The Commission postponed the opening of the Public Hearing until July 16, 2008 at 6:45 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary, ah

**ZONING COMMISSION  
REGULAR MEETING JUNE 18, 2008**

Mike Ciacciarella opened the Regular Meeting at 6:00 P.M. with the following in attendance:

**MEMBERS:**

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

**OTHERS:**

Public: 3  
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.

2. Executive Session with Borough Attorney regarding Lorusso vs The Naugatuck Zoning Commission.

**VOTED:** Unanimously on a motion by Matthew Ktra and seconded by Stanley Jaroneczyk to go into Executive Session at 6:10 P.M inviting in Attorney Hess and staff.

The Commission resumed its regular meeting at 6:25 P.M.

Stanley Jaroneczyk stated that he had listened to the recording of May's meeting.

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

**VOTED:** **5-0-1** on a motion by Neil Mascola and seconded by Stanley Jaroneczyk to **APPROVE** the May regular and Public Hearing minutes.

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 recessed the meeting until a scheduled site walk for July 9, 2008 at 6:00 P.M assembling on Field St. and will continue the Public Hearing on July 16, 2008 at 6:30 P.M.

B. Commission Discussion/Decision for a Special Permit for a Tattoo Shop located on 387 North Main St. Applicant: Robert Clark.

**VOTED:** Unanimously on a motion by Diana Raczkowski and seconded by Matthew Ktra to **APPROVE** a Special Permit Application for a Tattoo Shop located on 399 North Main St. Applicant: Robert Clark with the following condition:

1. That the 3 designated parking spaces on the plans have sign limited for tattoo use between the hours of 5 pm and 10 pm Wednesday thru Saturday.
  2. That all rules and regulations regarding the disposal of hazardous waste will be adhered to at all times.
- C. Commission Discussion/Decision for a Special Permit Application for a Masonary Supply Store located on 1483 New Haven Rd. Applicant: Mirjand and Genti Mulla.  
Mike Ciacciarella appointed Joe Savarese a regular voting member in place of himself for this application.  
**VOTED: 5-0-1** on a motion by Diana Raczkowski and seconded by Matthew Katra to **APPROVE** a Special Permit Application for a Masonary Supply Store located on 1483 New Haven Rd. Applicant: Mirjand and Genti Mulla with the following conditions:
1. That all conditions from the Inland Wetlands approval are adhered to as well as the 11 general conditions.
  2. That all trees and plantings on the plans be maintained.
- D. Commission Discussion/Decision for a Special Permit application for Best Wash Laundromat located on 411 North Main St. Applicant: Nelson DaGraca.  
The Commission tabled this until next month's meeting.
5. **NEW BUSINESS:**
- A. Commission Discussion regarding Zoning Map with Borough Engineering.  
The commission tabled this item until next month's meeting.
- B. Pre Application Discussion for a PDD located on Spring Rd. and RT. 68.  
Jim Warren, Capital Heavy Hauling stated that he had taken comments from previous discussions with the commissions and the public to make the plans better. Jim Warren stated that they are still stumbling over the wetlands permit to cross the brook. He said the big issue is will there be trees, he showed on plans where the 50 foot wetlands buffer will be and said that most of that will stay at its natural state and that the trees are small saplings because most of the property was cleared and buried. Diana Raczkowski asked that he show the surrounding properties on the plans. Joe Savarese asked about the fire exits. Diana Raczkowski stated that people are going to be concerned with noise, odors, and visual. Jim Warren said that all the buildings will be insulated inside and he will be planting pine tress. There will be no cold storage and no emissions of natural odors. Diana Raczkowski said to make sure he puts in writing that there will not be any outside storage of supplies, materials or merchandise allowed. She also said that it should include the types of uses they will be proposing in the PDD.
6. No discussion for Change of Use applications.

7. Public Comment.

Ray Donnelly of 25 King St. stated that he would like some answers regarding the situation at 17 King St. which is next door to him. He said that the ZEO said that the owner had turned it into a 2 family home and in the R-15 zone it is not allowed. Mr. Donnelly has lived there for 35 years pays his taxes and now has to look out his window at all the junk and vehicles. He stated he does not have the faith in the ZEO as he first did. Mr. Macary told him to see the building inspector; the building inspector said that they can renovate the 2 car garage into bedrooms with the proper permits. Diana Raczkowski asked if a kitchen was put in the down stairs of the home. Mr. Donnelly said they made them take it out. Diana Raczkowski said they were going to have Steve check with the Boro Attorney to see if there was any way to regulate how many people are allowed to live in a home. She said in Steve Macary's defense that he cannot do anything unless it is in our regulations. Mr. Macary said it is not a 2 family. The owner was issued a inlaw- apartment permit and Steve revoked it. The building inspector went out and made him remove the stove. Mr. Macary said he has spoken with Attorney Hess and he told him to go by the definition of a FAMILY in the regulations and that the Zoning regulations over see the Ordinance. Diana Raczkowski noted that the regulations state they have to be related. There are no state codes to regulate this. She wants Steve to visit the property and get a list of who lives there, there names and how they are related and at the same time try to get in to see if the stove is in. Mike Ciacciarella stated that Steve has the right to do this it is in the Zoning regulations. He said to bring the building inspector. Steve stated that he should have never revoked the in-law permit because then he could have regulated how many people were there. He said he will speak with Attorney Hess to see how this can be enforced. Bill Klisus stated his concerns regarding the many vehicles parked out in the street in front of this house. He said it's a safety issue because the fire trucks would have a hard time getting by. Diana Raczkowski said that they need to research this more.

8. No additional items to be added to the Agenda.

9. No Report of the ZEO.

10. **VOTED:** Unanimously on a motion by Matthew Katra and seconded by Stanley Jaroneczyk to adjourn the meeting at 9:30 P.M..

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary, ah