

**ZONING COMMISSION
CONTINUED PUBLIC HEARING MEETING MAY 21, 2008
FOR A SPECIAL PERMIT APPLICATION FOR A MASONARY SUPPLY
STORE LOCATED ON 1483 NEW HAVEN RD.
APPLICANT: MIRJAND AND GENTI MULLA**

Diana Raczkowski reconvened the Public Hearing Meeting at 6:36 P.M. with the following in attendance:

MEMBERS:

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

OTHERS:

Public: 3
Steve Macary, CZEO
Rachel Brainard
Jim Stewart, Boro Engineer
Burgess Scully

Walter Bertotti recused himself from the meeting. Steve Macary noted the Commission had received a new set of plans. At this time Ron Wolf submitted the additional mail receipts that were required. Diana Raczkowski noted the required number of notices now have been sent out. Ron Wolf, engineer for the applicant, reviewed the revisions with the Commission. He stated he had contacted the CT Water Company and received revisions from Cindy Gardina. He was notified from the Water Co. that the property is in the aquifer. Because of this they had asked he remove the underground infiltrations. He noted they received a letter of approval from the CT Water Company. He has increased the number of trees to total 35. He stated there will now be trees on top of each berm as suggested by Jim Stewart. He also stated he had consulted with a landscape designer regarding the spacing of trees. Matthew Katra asked if there was curbing around the driveway. Ron Wolf stated they eliminated the curbing, and now the whole site will sheet flow. Matthew Katra read the letter from the CT Water Co. into the record. Diana Raczkowski stated there are no underground storage tanks allowed and this should be noted on the plans for the next meeting. Ron Wolf also noted that the location of the fence has also changed. No Public Comment. Diana Raczkowski stated that they have received positive referral from Planning Commission. IWC approval is pending and been given approval from Valley Health, Fire Dept., and Police Depart. Steve Macary noted the applicant has submitted plans to the DOT and is waiting for a report. At this time the Commission granted a 30 day extension from the applicant.

The Commission continued the Public Hearing to June 18, 2008 at 7:00 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary, rb

**ZONING COMMISSION
CONTINUED PUBLIC HEARING MEETING MAY 21, 2008
FOR TEXT CHANGE TO SECTION 25.6.5 OF THE NAUGATUCK ZONING
REGULATIONS. APPLICANT: NAUGATUCK ZONING COMMISSION.**

Diana Raczkowski reconvened the Public Hearing Meeting at 7:42 P.M. with the following in attendance:

MEMBERS:

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

OTHERS:

Public: 3
Steve Macary, CZEO, absent
Rachel Brainard

Steve Macary stated Attorney Hess advised him that the Commission could vote on the regulation proposed by Joe Savarese. Commissioner Raczkowski noted the sizes are fair and they go with the lot size.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary, rb

**ZONING COMMISSION
REGULAR MEETING MAY 21, 2008**

Diana Raczkowski opened the Regular Meeting at 6:00 P.M. with the following in attendance:

MEMBERS:

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

OTHERS:

Public: 8
Steve Macary, CZEO, absent
Rachel Brainard
Jim Stewart, Boro PE
Burgess Pat Scully, Liaison

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

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 Jeffrey Litke to **APPROVE** the April's Regular Meeting and Public Hearing Meeting Minutes.

2. **OLD BUSINESS:**

A. Commission Discussion/Decision for text change to section 25.6.5 of the Zoning Regulations. Applicant: Naugatuck Zoning Commission.

VOTED: Unanimously on a motion by Matthew Katra and seconded by Walter Bertotti to **APPROVE** a text change to section 25.6.5 of the Zoning Regulations. Applicant: Naugatuck Zoning Commission effective July 1, 2008.

B. Commission Discussion/Decision for a Special Permit Application for a Masonary Supply Store located on 1483 New Haven Rd. Applicant: Mirjand and Genti Mulla.

The Commission continued the Public Hearing to June 18, 2008 at 7:00 P.M.

C. Commission Discussion/Decision for a Site Plan Application regarding a Retail Store Located on 195 Rubber Ave Applicant: Antonio M. Pereira.

Carl Mattson land surveyor for the applicant stated that there was no construction to the outside and said the site plan is self explanatory. Diana Raczowski asked about the parking, loading and unloading. Mr. Mattson stated that the person will bring merchandise in own car. Matthew Katra asked about the handicap parking. Steve Macary stated that handicap parking requirements are not in the regulations and that the parking is determined by the Commission for the RADD zone. Diana asked that Steve check on this.

VOTED: Unanimously on a motion by Matthew Katra and seconded by Walter Bertotti to **APPROVE** a Site Plan Application regarding a Retail Store Located on 195 Rubber Ave Applicant: Antonio M. Pereira with the following conditions:

1. Applicant shall number the parking spaces.
2. If required by law, to create a handicap spot in either spot #5 or #6 (from the left)
3. There will be no loading or unloading of merchandise
4. The revised site plan should be submitted to the ZEO with the conditions

5. **NEW BUSINESS:**

A. Commission Discussion regarding Zoning Map with Borough Engineering.

Jim Stewart stated that they have hired a new G.I.S. guy and he is going thru the zoning map and has noticed some irregularities with the parcel lines and zone lines. Mr. Stewart said that in the new RADD and NHRDD zones they used

parcel lines and on the old zone map they were not all correct. He will be making the map more readable and would like to go thru it and make modifications then show the Commission so that you are comfortable with it. Matthew Katra asked if we should have public discussion on it. Diana Raczkowski asked Steve Macary to contact Attorney Hess and find out if they could do corrections and whether or not it can be done administratively or if it requires a public hearing.

6. Commission Discussion for Change of Use applications.

Steve Macary stated Pink Petal Sweets located on 147 Quinn St. would be a wholesale bakery, with no retail, or walk-ins. The business owner will be cooking only. He noted it is located in a RA-1 zone, and business is not allowed there, but it is a pre existing non conforming use. Diana Raczkowski stated it would be an allowed use, existing non-conforming, but a different use from what was there before. She thought they would need a new site plan. Steve Macary stated he already took the money for a change of use. Commissioner Raczkowski said it falls under a different section, but noted she did not have a problem with it.

VOTED: Unanimously on a motion by Walter Bertotti and seconded by Matthew Katra to RATIFY a Change of Use regarding Pink Petal Sweets located on 147 Quinn St.

Steve Macary stated Hair and Body Studio located on 160 Rubber Ave. was a retail computer store previously. It would be retail to retail, change of use. He stated they would need Valley Health to sign off. He noted there are 10 parking spaces.

VOTED: Unanimously on a motion by Matthew Katra and seconded by Walter Bertotti to RATIFY a Change of Use regarding a Hair and Body Studio located on 160 Rubber Ave.

7. Public Comment.

Claudette Soden, Barnum Court, handed the Commission a letter concerning automobile use. Diana Raczkowski asked if her attorney had contacted the Borough Attorney. Ms. Soden stated she is representing herself and has not hired an attorney. Diana Raczkowski said she didn't want to discuss this without speaking with the Borough Attorney first. Claudette Soden said she was told Mr. Macary has no authority over telling her what she could put on her car. She stated she does not trust Mr. Macary because he lies and is not trustworthy. Commissioner Raczkowski asked her for a picture of her car and sign. She stated that Ms. Soden can contact the Land Use Department after they discuss this matter with the Borough Attorney.

At this time Diana Raczkowski called for a 10 minute break at 7:10 P.M.
The meeting was reconvened at 7:24 P.M.

Ray Donnelly, 25 King St., stated there is a multi family dwelling next door to his house. Diana Raczkowski read from the regulations accessory dwelling. Steve

Macary stated a two family was made out of the basement and the zoning permit was revoked. He noted that a stove classifies it as a dwelling. Mr. Donnelly said he went to see the building inspector and was told the resident was made to remove the stove, but that once the final inspection is done it is out of his hands. Mr. Donnelly then read from the Borough Ordinance. Commissioner Raczkowski said this was a gray area and they should ask the town attorney for guidance. She stated they should find out if there is a law or regulation on the maximum amount of people in a dwelling.

8. Additional items to be discussed require 2/3 vote to be added to the Agenda. Special Permit for Best Wash Laundromat located on 411 North Main St. Steve Macary stated it is an existing building. They are proposing coin operated machines with out the use of chemicals. There would be joint parking.

VOTED: Unanimously on a motion by Diana Raczkowski and seconded by Matthew Katra to add a Special Permit application for Best Wash Laundromat to the agenda.

VOTED: Unanimously on a motion by Diana Raczkowski and seconded by Matthew Katra to accept, refer to Planning Commission, and set Public Hearing for June 18, 2008 at 7:15 P.M. regarding a Special Permit application for Best Wash Laundromat located on 411 North Main St. Applicant:

VOTED: Unanimously on a motion by Matthew Katra and seconded by Walter Bertotti to add aquifer discussion to the agenda. Diana Raczkowski noted that all new members should receive the regulations for the aquifer. The Commission had a discussion over what the aquifer is, the cone of depression, and protecting the water table.

9. Report of the ZEO.

Steve Macary stated property located on Rubber Ave, Mark's Electric, in the RADD district that is lacking square footage. It is a non-conforming lot. The owner would like to make it more commercial. He is requesting a bigger sign. He has 9,200 sq ft but would need 16,000 sq ft. Commissioner Raczkowski stated he has already been approved for what he is doing now and is not in favor of any more.

10. Adjournment.

VOTED: Unanimously on a motion by Matthew Katra and seconded by Walter Bertotti to adjourn the meeting at 8:16 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary, ah