

**ZONING COMMISSION
PUBLIC HEARING MEETING FEBRUARY 20, 2008
FOR TEXT CHANGE TO SECTION 25.6.5 OF THE NAUGATUCK ZONING
REGULATIONS. APPLICANT: NAUGATUCK ZONING COMMISSION.**

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

MEMBERS:

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

OTHERS:

Public: 3
Steve Macary, CZEO
Allison Hurley, Asst. CZEO
N.Warren Hess, Boro Attorney

The Commission discussed the new regulation for vinyl structures that the ZEO had rewritten. Diana Raczkowski stated that it needed to be more detailed regarding the height, size and material. Joe Savarese stated that the size and location of these structures should depend on the zone and also had concerns regarding the grade of material. Joe Savarese said he would be willing to write something up in regards to the Commissions concerns and have it for review at the next meeting. The Commission continued this Public Hearing to March 19, 2008 at 6:30 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary, ah

**ZONING COMMISSION
CONTINUED PUBLIC HEARING MEETING FEBRUARY 20, 2008
AMENDMENT TO SECTION 43.9 OF THE NAUGATUCK ZONING
REGULATIONS. APPLICANT: NAUGATUCK ZONING COMMISSION.**

Mike Ciacciarella reconvened the Public Hearing Meeting at 6:50 P.M. with the following in attendance:

MEMBERS:

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

OTHERS:

Public: 3
Steve Macary, CZEO
Allison Hurley, Asst. CZEO
N.Warren Hess, Boro Attorney

Attorney Hess stated to the Commission that he has not had a chance to read and review the new draft written up by Attorney McSherry. He has been spending a lot of time on the next Public Hearing. Attorney Hess would like the Commission members to look it over and make any changes to be reviewed at next months meeting. The Commission agreed and will continue the Public Hearing on March 19, 2008 at 6:45 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary, ah

**ZONING COMMISSION
CONTINUED PUBLIC HEARING MEETING FEBRUARY 20, 2008 FOR
REVISIONS TO THE NAUGATUCK ZONING REGULATIONS FOR A
SPECIAL DEVELOPMENT DISTRICT (SDD) LOCATED IN THE DOWNTOWN
AREA. APPLICANT: NAUGATUCK ZONING COMMISSION.**

Mike Ciacciarella reconvened the Public Hearing Meeting at 7: 00 P.M. with the following in attendance:

MEMBERS:

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

OTHERS:

Public: 3
Steve Macary, CZEO
Allison Hurley, Asst. CZEO
N.Warren Hess, Boro Attorney

Attorney Hess handed out to the Commission a new draft of the SDD. He reviewed some of the changes that were made. Diana Raczkowski requested that in Sec. 59.9 PERMITTED USES, of Market rate be add to the end of the following sentence; muliti-dwelling, residential units either for sale or rent. The Commission asked if this draft should be referred back to the Planning Commission. Dick Harrall, from HMA said that he did not see a reason because the comments from the Planning Commission had been taken into consideration already. Attorney Hess asked that the Commission read, review and write down any concerns to bring back to the next meeting. The Commission scheduled a special meeting for March 6, 2008 at 7:00 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary, ah

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

Mike Ciacciarella opened the Regular Meeting at 6:06 P.M. with the following in attendance:

MEMBERS:

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

OTHERS:

Public: 4
Steve Macary, CZEO
Allison Hurley, Asst. CZEO
N.Warren Hess, Borough Attorney

1. Mike Ciacciarella took attendance. At this point, it was determined that a quorum was present.
2. No Executive Session.

3. Approval of minutes and the secretary will sign previously approved minutes.
VOTED: Unanimously on a motion by Diana Raczkowski and seconded by Stanley Jaroneczyk to **APPROVE** the January's Regular Meeting and Public Hearing Meeting Minutes.

VOTED: Unanimously on a motion by Matthew Katra and seconded by Neil Mascola to **APPROVE** the January's Special Public Hearing Meeting Minutes. Stanley Jaroneczyk stated that he has listened to the January's Special Public Hearing meeting.

4. **OLD BUSINESS:**

A. Commission Discussion/Decision for text change to section 25.6.5 of the Zoning Regulations. Applicant: Naugatuck Zoning Commission.
The Commission continued this item to March 19, 2008 at 6:30 P.M.

B. Commission Discussion/Decision for an Amendment to Section 43.9 of the Naugatuck Zoning Regulations. Applicant: Naugatuck Zoning Commission.
The Commission continued this item to March 19, 2008 at 6:45 P.M.

C. Commission Discussion/Decision for revisions to the Naugatuck Zoning Regulations for a Special Development District (SDD) located in the downtown area. Applicant: Naugatuck Zoning Commission.
The Commission scheduled a special meeting to continue the Public Hearing on March 6, 2008 at 7:00 P.M.

D. Commission Discussion/Decision regarding Soil and Sediment Erosion control plans for property located, Lot 8 Great Hill Road in the Naugatuck Industrial Park. Applicant: Industrial Development Group.

The Plans were certified by the Borough Engineer. The Chairman, Mike Ciacciarella then signed the plans.

5. NEW BUSINESS:

A. Commission Discussion with Attorney Ned Fitzpatrick regarding a Special Permit application for the Risdon Property.
Attorney Fitzpatrick had a brief informal review for a special permit regarding the old Risdon property. Diana Raczkowski asked about the institutional requirements for parking and if he would show some figures of other larger buildings. She also suggested that the soil and erosion control plan be up to date with the State guidelines for Sediment and Erosion Control and to work with Michelle Ryan, the Assistant Borough Engineer in regards to the traffic study. Attorney Fitzpatrick thanked the Commission for there suggestions.

B. No Public Comment.

C. Additional items to be discussed require 2/3 vote to be added to the Agenda. Unanimously on a motion by Diana Raczkowski and seconded by Neil Mascola to ADD to the agenda a discussion regarding an application for a special permit located on RTE 68 (Prospect St.) Applicant: Capital Heavy Hauling.
Mike Ciacciarella asked if this was a complete application. Mr. Macary stated that the fees were paid but he has not received any plans. Mike Ciacciarella said that the application was incomplete and to put it on the March agenda if all the information is submitted.

D. Report of the ZEO.
Steve Macary stated that he had a question regarding the use of horses and a barn on a property located on Gunntown Rd., but has spoken with Attorney Hess earlier in regards to what he should do. Mr. Macary also stated he would like to do an amendment to remove Alcohol restrictions from a B-1 zone.

E. At 8:34 P.M. unanimously a motion made by Stanley Jaroneczyk and seconded by Matthew Katra to adjourn the meeting.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary, ah