

**ZONING COMMISSION  
CONTINUED PUBLIC HEARING  
SPECIAL MEETING MARCH 6, 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: 5  
Steve Macary, CZEO  
N.Warren Hess, Boro Attorney  
Richard Harrall, HMA  
Patrick Scully, Burgess Liaison

Attorney Hess handed out a revised draft of the SDD regulations and reviewed some of the changes. The Commission discussed the language and the changes. Diana Raczkowski said that the Commission will need more time to review the changes and see them in writing. Dick Harrall explained the percentages in regards to the residential components to the plan and how the Borough needs residential to improve the downtown and create an environment where people will help the businesses thrive. Mike Ciacciarella stated that if something is not admissible there should be a sentence to advocate all or part of the Zoning Regulations. Pat Scully, Burgess Liaison stated that in section 59.19 it should say "The Zoning Commission by four fifths of a vote". Mike Ciacciarella asked Mr. Harrall if he could get the Commission a copy of the SDD with all the changes from tonight's meeting within a week, so that they can put this on the March 19<sup>th</sup> meeting agenda. Joe Savarese stated that he would like to make a motion to conditionally pass the SDD regulation changes and definition additions dually recorded in tonight's meeting. Should this Board not be in agreement with the final submission document at the March 19th meeting it reserves the right to revoke this decision. Mike Ciacciarella asked Attorney Hess if this is something that they can do. Attorney Hess said he thinks that if you were to vote tonight the Commission should recess so they can rewrite the regulation with the changes then read it and then vote. Mike O'Conner, Vice President of the Conroy Development advocated that the Commission vote on this tonight so that they could get the project started. Diana Raczkowski and Mike Ciacciarella stated that they did not feel comfortable voting on this tonight and scheduled a Special Meeting for March 13, 2008 at 6:00 P.M., so that the commission can review the final document. The Commission agreed to close the Public Hearing

**VOTED:** Unanimously on a motion by Matthew Katra and seconded by Stanley Jaroneczyk to adjourn the meeting at 9:50 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary, jl/ah