

**ZONING COMMISSION
CONTINUED PUBLIC HEARING MEETING OCTOBER 15, 2008
FOR A ZONE CHANGE APPLICATION FROM AN R-15 AND RA-1 TO A B-2
ZONE LOCATED ON 573 NORTH MAIN STREET,
APPLICANT: FRANK SAVIGNANO**

Mike Ciacciarella reconvened the Public Hearing Meeting at 6:35 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

OTHERS:

Public: 17
Steve Macary, CZEO
Allison Hurley, Asst. CZEO
Jim Stewart, Boro PE

Mike Ciacciarella stated that the Commission had done individual site walks and that the Planning Commission has given a positive referral. He asked Roland Desrosiers if there were any changes to the plans. Mr. Desrosiers said no. Diana Raczkowski questioned where the property ended on the back side. Roland Desrosiers explained that it continued up the hill and abuts the Industrial Park property. Diana Raczkowski asked Roland if the property was an existing non conformity. Roland Desrosiers said the back parcel was. Diana Raczkowski stated as a commission we need to bring non conformities back to conforming and in this case changing it to a B-2 would do that. Mike Ciacciarella agreed. Joe Savarese said the biggest concerns seem to be for the pedestrians and the traffic. Joe stated the way the Commission can regulate that would be when the applicant returns to build on the property it would require a special permit and the concerns of the neighbors can be addressed then in regards to side walks, traffic and lighting. The Commission had no further questions for the applicant. Public Comment: Joey Evanich of Wilson St. stated two sides of the parcel is surrounded by residential homes and feels it will destroy the neighborhood. Anita Allen of 27 Neagle St. handed the Commission a petition and stated a lot of the neighbors could not make it this evening. She pointed out on the plans that at the top of the property there is a buffer zone that she was told could not be developed. Mrs. Allen is concerned for the safety and well being of the children in the residential neighborhoods that abut the property and also the slope and terrain of Neagle St. She stated that the Planning Commission should not have given a positive referral and that there are no sidewalks. The following people stated that they were opposed to the zone change and had concerns regarding the traffic and the safety of their children: John Demkar of 15 Neagle St., Tony Kaminski of 130 Golden Hill St Ext., Jon Jagello 126 Golden Hill St. Ext., Sharon San Angelo of 17 Hopkins St. and Ronald Harris of 122 Golden Hill St. Ext. The Commission asked the Applicant if he would extend the Public Hearing. Roland Desrosiers stated he has no reason to extend it because he has fulfilled the application requirements. The Commission closed the Public Hearing.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary, ah

**ZONING COMMISSION
CONTINUED PUBLIC HEARING MEETING OCTOBER 15, 2008
FOR A SPECIAL PERMIT APPLICATION TO INSTALL A ROXIDIZER RTO
UNIT ON THEIR PARKING LOT LOCATED ON BRIDGE STREET,
APPLICANT: NAGUATUCK GLASS CO.**

Mike Ciacciarella reconvened the Public Hearing Meeting at 7:30 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

OTHERS:

Public: 6
Steve Macary, CZEO
Allison Hurley, Asst.CZEO
Jim Stewart, Boro PE

Mike Ciacciarella stated they have received all required approvals. The Commission had no further questions. Chuck Croce, Project Manager stated that the only concerns from last months meeting were from the Condo Association and Mr. Mc Ginley invited her for a tour and she was very satisfied with the location of the Roxidizer. The Commission Closed the Public Hearing.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary, ah

**ZONING COMMISSION
REGULAR MEETING OCTOBER 15, 2008**

Mike Ciacciarella opened the Regular Meeting at 6:24 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

OTHERS:

Public: 7
Steve Macary, CZEO
Allison Hurley, Asst.CZEO
Jim Stewart, Boro PE

1. Mike Ciacciarella opened the meeting and took attendance. At this point, it was determined that a quorum was present.
Stanley Jaroneczyk stated that he had listen to last months meeting tape.
At this time the Commission skipped to New Business #8.
2. No Executive Session.
3. Approval of minutes and the secretary will sign previously approved minutes.
VOTED: 4-0-1 on a motion by Diana Raczkowski and seconded by Neil Mascola to **APPROVE** the September 17, 2008 Regular and Public Hearing meeting minutes.
Mike Ciacciarella appointed Joseph Savarese a regular voting member for the two public hearings in place of Matthew Katra.
4. **OLD BUSINESS:**
 - A. Commission Discussion/Decision for 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.
The Commission tabled their decision until next months meeting.
 - B. Commission Discussion/Decision for a Special Permit Application to install a Roxidizer RTO unit on their parking lot located on Bridge St. Applicant: Naugatuck Glass Co.
VOTED: Unanimously on a motion by Stanley Jaroneczyk and seconded by Joseph Savarese to **APPROVE** a Special Permit Application to install a Roxidizer RTO unit on their parking lot located on Bridge St. Applicant: Naugatuck Glass Co.
 - C. Commission Discussion/Decision regarding Zoning Map with Borough Engineering.
The Commission tabled their decision until next months meeting.
 - D. Commission Discussion Zoning Regulation modifications as prepared by Milone & MacBroom.

Jim Stewart noted that he hopes to have a new draft for the Commission to review next month. He is waiting for comments from the Town Planner and The Zoning Enforcement Officer.

5. NEW BUSINESS:

A. Commission Discussion/Decision regarding sign regulations.

Mike Ciacciarella had a draft of the new sign regulations and a discussion ensued between the Staff and the Commission. Diana Raczkowski suggested that Mr. Macary send them to Attorney Hess for him to review and maybe have him at our next meeting. There was a question regarding sections 27.8.2, 27.2.6 and 27.2.7.

B. Preliminary Site Plan review/ Discussion for a Commercial building located in the NHRDD. Applicant: Scott Dudas.

Charles Spatt, Civil Engineer from Southbury proposing to do a mix use on a .48 acre parcel at 1347 New Haven Road. There would be retail on the bottom floor and apartments on the top. Each floor would be 3000 sq.ft., having 10 parking spaces in front and about 25 in the rear of the building. There are two existing driveways for excess and egress and the lot is very flat. Diana Raczkowski stated her concerns with the parking in front, which she feels should be strictly for the retail store. She questioned if this use is allowed in the new design district. She suggested speaking with their Attorney to possibly file an application to change the regulations. The Commission stated that they are not opposed to the use but according to the regulations the residential apartments may not be allowed. Diana Raczkowski suggested the applicant read the landscaping regulations when preparing the new plans and that the street face is very important. The applicant stated that they would review the use with their Attorney and possibly come back for another preliminary review.

6. Commission Discussion for Change of Use applications.

Steve Macary brought a application for Enterprise Rent-A-Car located at 686 Rubber Ave. Mike Ciacciarella stated that at last month's meeting this application would require a special permit but Mr. Macary had spoken to The Borough Attorney and it was determined that it is a Change of Use Application.

VOTED: 4-1-0 on a motion by Diana Raczkowski and seconded by Neil Mascola to GRANT the Change of Use Application for Enterprise Rent-A-Car located at 686 Rubber Ave. Applicant: Kevin Kolstad.

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 Matthew Ktra and seconded by Neil Mascola to ADD a request to modify a site plan application for temporary structures located on Mallane Lane, Applicant: Candido Carrelo.

VOTED: Unanimously on a motion by Matthew Ktra and seconded by Diana Raczkowski to APPROVE a modification to site plan application to install a temporary office and shed, structures to exist no longer than 12 months as of today's date October 15, 2008, located on Mallane Lane, Applicant: Candido Carrelo.

9. Report of the ZEO.

Steve Macary reported that he would like the Commission to go out to look at lot 50 Graham Ridge Road where they have had drainage problems so they can review what has been done to try and correct it. Mr. Macary said that Jim Stewart was going out with him this week. The Commission Scheduled times to view the property with Steve.

10. Unanimously on a motion by Stanley Jaroneczyk and seconded by Matthew Katra to adjourn the meeting at 8:55 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary, ah