

**ZONING COMMISSION
CONTINUED PUBLIC HEARING MEETING SEPTEMBER 17, 2008
FOR A SPECIAL PERMIT APPLICATION FOR A CHURCH LOCATED ON 397
N. MAIN ST. APPLICANT: NEW BEGINNINGS MINISTRY.**

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

MEMBERS:

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

OTHERS:

Public: 22
Steve Macary, CZEO
Rachel Brainard, Secretary
Jim Stewart, Boro Engineer

Mike Ciacciarella appointed Joseph Savarese a regular voting member in place of Matthew Katra and he appointed Jeffrey Litke a regular voting member in place of Stanley Jaroneczyk. Commissioner Ciacciarella stated he had not listened to last months meeting and neither did Joseph Savarese. He noted neither of them would be able to vote. Steve Macary stated all the items had been received. Mike Ciacciarella asked about the parking spaces required. He noted they are required to have 1 space for every 4 members. He said they would need to determine the capacity of the church. He noted the Fire Marshall said the total capacity would be 50 and so they are required to have 13 spaces. The representative for the Church stated 6 cars can park in the transmission lot. Mike Ciacciarella said that needs to be noted on the plans. Diana Raczkowski said the spaces need to be marked that they are for the Church's use. She stated they need to depend on street parking and felt it would be adequate. Neil Mascola agreed with her. There was no Public Comment.

Mike Ciacciarella asked if they planned on erecting any signs. The representative for the applicant said they just have a sign on the door.

Mike Ciacciarella closed the Public Hearing at 6:50 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary, rb

**ZONING COMMISSION
PUBLIC HEARING MEETING SEPTEMBER 17, 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 opened the Public Hearing Meeting at 6:52 P.M. with the following in attendance:

MEMBERS:

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

OTHERS:

Public: 13
Steve Macary, CZEO
Rachel Brainard, Secretary
Jim Stewart, Boro Engineer

Mike Ciacciarella stated they had received a positive referral from the Planning Commission, the application was advertised, and the fees have been paid. Roland Desrosiers, land surveyor on behalf of the applicant, stated this piece of property is sandwiched between Route 8 , Hopkins Street, and the Industrial Park. Frank Buick operated out of this site for about 45-48 years. Diana Raczkowski noted it was an existing non-conforming. Roland Desrosiers stated the land behind the building is a parking lot and was always a RA-1 zone. The dealership is no longer active and the property is for sale and a lot of questions are arising from potential buyers. They would like the entire lot changed to a B-2 zone. He noted the R-15 area consists of steep slopes and that it would not meet the current regulations for a buildable area. It also abuts the industrial park. Mr. Desrosiers said it would be an extension of the B-2 already existing. He noted he had submitted the letters and proof of mailings to the Land Use Office. Diana Raczkowski stated the lot was not surrounded by homes, it was all industrial. Public Comment: Anita Allan, 27 Neagle Street, stated Hopkins Street is very narrow and it does not have sidewalks. She said she is apposed to this zone change. She told the Commission they need to walk the streets to see that the area can not accommodate business traffic. Diana Raczkowski addressed her concerns.

Paul Cook, 17 Hopkins Street, said he is concerned as to whether the neighbors will be re-notified if a business does apply to go in there. John Demcar, 15 Neagle Street, said he is concerned that the end of Neagle Street is a flat area, it is not totally steep and could be filled in.

The Commission agreed to go on individual site walks before the next meeting. The Public Hearing was continued to October 15th at 6:30 P.M.

The Commission took a 10 minute recess at 7:24 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary, rb

**ZONING COMMISSION
PUBLIC HEARING MEETING SEPTEMBER 17, 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 opened the Public Hearing Meeting at 7:45 P.M. with the following in attendance:

MEMBERS:

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

OTHERS:

Public: 5
Steve Macary, CZEO
Rachel Brainard, Secretary
Jim Stewart, Boro Engineer

Steve Macary stated they have not received anything from Fire and Police. Mike Ciacciarella noted they can not do anything without wetlands approval. Patrick McGinley, President of Naugatuck Glass, stated they will be constructing a 30x30 ft concrete pad. It will be located in the area behind the old parking lot. He explained it was an emissions control device for solar mirrors. He noted it is a permitted use from the DEP. He stated the equipment is critical to their business and their future in Naugatuck. Jeff Tomaswick stated it is a self contained unit which sits on a concrete pad. It will be located 300 ft from the roadway. It will be surrounded by an ornamental iron fence with a tree buffer as well. Mike Ciacciarella asked if the unit is loud. Mr. McGinley said it is not noisy. He stated this is the most logical location for the machine.

Public Comment: Cathy Davis, 18 Bridge Street, President of Glennbrook Condo's, said they want to be good neighbors; they have done research, and want to be informed. She asked how they would be notified if there was a problem. What steps are in place for the safety of the workers and neighbors? She stated she has never heard the current roxidizer and does not know where it is located. She noted she is happy about the up keep of the Glass Co. property. She said they are concerned over the brook and river safety. They are also concerned over the noise level. She asked if the unit would be new or used. She asked how often the filters would be changed. She asked if the application is approved, is there a guarantee were it will be placed. Patrick McGinley told Mrs. Davis that her association is welcome to come and look at the site. He said the unit will be 50 ft into the grassy area. He said the unit will be protected by a fence. He told her she can hear what the noise will be like when she visits the site by listening to the existing roxidizer. He stated they have surveillance cameras all over the property. He said it is a self sustaining machine. He noted there is an alarm system if the unit is not running properly or something is wrong. It is all dictated by the DEP. Mike Ciacciarella said they will wait for the IW approval and will continue the Public Hearing on October 15th meeting at 6:45 P.M.

**ZONING COMMISSION
REGULAR MEETING SEPTEMBER 17, 2008**

Mike Ciacciarella opened the Regular Meeting at 6:04 P.M. with the following in attendance:

MEMBERS:

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

OTHERS:

Public: 7
Steve Macary, CZEO
Rachel Brainard, Secretary
Jim Stewart, Boro Engineer

1. Mike Ciacciarella opened the meeting and 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 Neil Mascola and seconded by Diana Raczkowski to **APPROVE** July 16, 2008 meeting minutes with the changes stated.

VOTED: Unanimously on a motion by Neil Mascola and seconded by Diana Raczkowski to **APPROVE** August 7, 2008 Special meeting minutes with the changes stated.

VOTED: Unanimously on a motion by Diana Raczkowski and seconded by Jeffrey Litke to **APPROVE** August 20, 2008 meeting minutes with the changes stated.

4. **OLD BUSINESS:**

A. Commission Discussion/Decision for a Special Permit Application for a Church located on 397 N. Main St. Applicant: New Beginnings Ministry.

VOTED: **3-0-2** on a motion by Diana Raczkowski and seconded by Neil Mascola to **APPROVE** a Special Permit Application for a Church located on 397 N. Main St. Applicant: New Beginnings Ministry. Joseph Savarese and Mike Ciacciarella abstained from the vote.

B. Commission Discussion/Decision for a Zone Change Application from an R-15 and RA-1 to a B-s Zone located on 573 North Main Street. Applicant: Frank Savignano.

This application was tabled and the Public Hearing was continued until next month.

- C. 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.
This application was tabled and the Public Hearing was continued until next month.

5. **NEW BUSINESS:**

- A. Commission Discussion regarding Zoning Map with Borough Engineering. Jim Stewart said he needed to set up an appointment with Mike Ciacciarella to clarify the NHRD and the RADD lines and borders. He stated they will be putting the property lines on the zoning map. Mike Ciacciarella said he would come down to the office and set up a meeting with Jim. Jim Stewart noted that once the changes have been completed, per the recommendation of Attorney Hess, they should have a Public Hearing. Mike Ciacciarella decided they should have a special meeting next month to discuss this as a whole Commission. The Commission scheduled the meeting for October 15th at 5:30 P.M. before the regular meeting.
- B. Commission Discussion Zoning Regulation modifications as prepared by Milone & MacBroom.
Jim Stewart stated they should run this information by Dick Harrall. He stated the Commission should review the draft and start to get suggestions to send back to Milone and McBroom. Mr. Stewart said once they have a rough draft they can then make a template on the regulations.
- C. Commission Discussion for a presentation from the Mayors Institute. Applicant Mayor Bronko.
Mayor Mike Bronko addressed the Commission explaining to them that he had attended the Mayors Institute about 10 months ago. He stated he appreciated the chance to speak with them tonight. He noted that Naugatuck was chosen as one out of six towns in the country. He said that each municipal that was present was similar in ways, but also different in others in regards to the way they fix problems. He told the Commission that during the presentation they had spoke of expanding the plaza on Rubber Avenue as an educational facility in the future. He also spoke of opening up Long Meadow Brook and making it accessible to the public by creating an additional greenway walk. He also discussed the creation of a round about at the end of Rubber Avenue and Meadow Street with artwork in the center. He spoke of focusing on retail in pockets, instead of sprawls like we have now. They discussed the creation of sidewalks and trails around the schools to motivate students to walk or ride bikes and about using traffic calming techniques. Mayor Bronko thanked the Commission for all their hard work they have done. Diana Raczkowski asked if they needed a master plan to work off of and if it should be incorporated into the Plan of Development.
- D. Commission Discussion for modification to a site plan for 123 Cherry Street. Applicant: Mario's Pizza.
Steve Macary told the Commission that the restaurant has added a patio with tables and chairs. Mike Ciacciarella said this is just a modification to the original

plans. He said he thinks it looks really nice. Steve Macary said there are plenty of parking spaces. Diana Raczkowski said she thought the patio looked good too. The applicant wanted to state for the record that Charles Marino, the Chairman of ZBA is harassing them for no reason.

VOTED: Unanimously on a motion by Diana Raczkowski and seconded by Joseph Savarese to **APPROVE** the modification to the site plan for 123 Cherry Street, Applicant: Mario's Pizza.

6. Commission Discussion for Change of Use applications.

Enterprise Rent A Car located at 686 Rubber Ave.

Steve Macary said he didn't think this was a special permit application because of the use. He stated they will be installing an oil separator which they will see the engineering department for. He noted they have plenty of parking. They will be washing and vacuuming of about 15 cars at the site. Diana Raczkowski said that the general office space is the main use. Mike Ciacciarella said it is a special permit under the RADD. There was a discussion over whether a special permit was required for this application. Mike Ciacciarella decided that a special permit was required.

7. Public Comment:

Ray Murray, 209 Webb Road, said he was here to follow up to the August 20th meeting. He noted that the problem has subsided with the placement of hay bails, but it has not been eliminated. Steve Macary said this is not the final remedy for the problem, just a temporary measure. He said he had been up to the property after a heavy rainfall and saw no water coming off the property. Mr. Murray asked what the final remedy would be. Steve Macary said it would be to tie into one of the basins, storm sewers. Diana Raczkowski asked when the plan would be coming in and if Jim Stewart would need to look at it. Steve Macary stated Chester Cornacchia said the plan would be coming in, but didn't say when. Commissioner Raczkowski told Steve to give Mr. Cornacchia a time limit and then to send a letter with a date it needs to be completed by. Mike Ciacciarella said he should give him 60 days to correct the problem.

Harold Woodfield, 187 Webb Road, stated his yard has been washed out so many times he is tired of replacing it. He stated the bails of hay have helped, but they are not a solution. He noted they were supposed to have the property surveyed to determine who owns it. Steve Macary stated he didn't do a survey. Jim Stewart stated that Mr. Macary issued a cease and desist order to Mr. Cornacchia, who has agreed to rectify the problem, so it must be his land. Steve Macary stated he is assuming it is his property. Mr. Woodfield said they want the problem fixed and if it isn't, then they will get a lawyer in order to have it fixed.

8. No Report of the ZEO.

9. Unanimously on a motion by Diana Raczkowski and seconded by Joseph Savarese to adjourn the meeting at 9:16 P.M.

RESPECTFULLY SUBMITTED:

Neil Mascola, Secretary, rb

