

**ZONING BOARDS OF APPEALS  
OCTOBER 26, 2010  
PUBLIC HEARING**

Charles Marino called the meeting to order at 6:55 P.M. with the following in attendance:

Charles Marino, Chair	Public – 0
Arlene Schwartz-Regan, Vice-Chair	Steven S. Macary, ZEO
Basiliza MacCalmon, Secretary	Sheryl Kimiecik, Secretary
Edward Rachuba, Absent	
David Cronin, alternate	

- 1. APPEAL #1937** – Mark Donofrio, seeking a variance of the Naugatuck Zoning Regulations of section 24.1 Schedule B, 5.3 side yard setback, 10 ft. from the westerly boundary and a 5 ft. side line variance, located at 515 Rubber Ave.

Arlene read the appeal into the record. Charles read the Public Hearing notice into the record. Steve said that all of the paperwork was complete. Attorney Michael McVerry, 35 Porter Avenue, Naugatuck Ct., on behalf of the applicant, showed the commission a copy of the zoning map as of 2009. He said that the zoning commission created the New Haven Road design district and the Rubber Avenue Design district. He said basically they are specific zones where they were seeking more intensive commercial development. He explained that there was an error in the application and that the building was not in a B2 zone formerly, it was in an R-8 zone. He said that they are proposing to add an addition on the rear of the building keeping in line with the existing structure keeping back 50 ft from the westerly side and 40 ft from the easterly side. He said that it is similar to the Autohaus addition. Arlene asked if the height of the addition would be above the present house. Steve said that when it comes before the Zoning Commission they will see then. Mr. McVerry replied that they don't really know yet and that coming before the Zoning Board of Appeals was the first step. Charles asked if it would be used as residential or business. Mr. Donofrio replied that it would be used for business. Arlene asked if they would be getting rid of the porch. Mr. Donofrio replied yes, and that they would be cleaning the building up. Charles asked if they would be installing a fence. Mr. Donofrio said that they hadn't thought about it yet. Steve said that zoning would probably require some kind of fencing. A discussion took place regarding fencing.

There was no public comment.

**VOTED:** Unanimously, on a motion by Arlene Schwartz-Regan and seconded by Basilza MacCalmon to **GRANT** Appeal #1937 of a side yard set back, 10 ft. from the westerly boundary and 5 ft. side line variance.

- 2. VOTED:** Unanimously on a motion by David Rachuba and seconded by Basilza MacCalmon to approve the August 31, 2010 meeting minutes.
- 4. On a motion by Arlene Schwartz-Regan and seconded by David Cronin to adjourn the meeting at 7:09 P.M.**

RESPECTFULLY SUBMITTED: Basiliza MacCalmon, Secretary/sk