

**ZONING BOARDS OF APPEALS
AUGUST 30, 2011
PUBLIC HEARING**

Charles Marino called the meeting to order at 7:00 P.M. with the following in attendance:

Charles Marino, Chair, Absent	Steven S. Macary, ZEO,
Arlene Schwartz-Regan, Vice-Chair	Sue Goggin, Secretary
Basiliza MacCalmon, Secretary, absent	Public – 3
Edward Rachuba	
David Cronin, alternate	

1. Chairman Marino took attendance, placed David Cronin as a regular voting member, and noted there was a quorum.
2. There was no executive session.
3. **VOTED:** Unanimously on a motion by Dave Cronin and seconded by Arlene Schwartz-Regan to **APPROVE** the January 25, 2011 meeting minutes, the April 26, 2011 meeting minutes and the May 31, 2011 meeting minutes.
4. **PUBLIC HEARING APPEAL #1943** – Peter Chrzanowski of 380-384 North Main St. will seek a variance of section 24.1 schedule B section 1, sec 5.1, sec5.2, sec 5.3, sec 26.5.8 and 26.5.14. Charles explained to the applicant that because there are only four commissioners at the meeting, the vote will need to be unanimous in order to approve the appeal. Arlene read the appeal application #1943 and explained that it relates to area parking setback. Attorney McVerry, of 35 Porter Ave, Naugatuck, stated his name for the record. He said his client is ready to proceed and they will continue the proceeding if need be. He explained that his client is seeking the ability to split the property. The street frontage, the maximum number of stories and the height of the buildings would conform. He said the sideline setback requirement is 15’ and they are seeking a setback of 2’. He said they are also seeking maximum coverage setback and area coverage. The building as it is now does not conform to zoning as a result of the state taking the land for the Route 8 project back in the 1950’s. They would like the size of the lots to be 7023 square feet and 3900 square feet. They are also trying to add additional area to the northern piece for parking. Sally said that everything is nice and neat in that area and that there are no drastic changes. Charles asked if there was any public comment. There was no public comment.

VOTED: Unanimously on a motion by Edward Rachuba and seconded by Arlene Schwartz-Regan to **Approve Appeal #1942**.

PUBLIC HEARING APPEAL #1944 – Yofarm of 162 Spring St. will seek a variance of section 5.4. Arlene read appeal #1944. Architect John Morgan explained to the board that the tanks that Yofarm wants to put on the site are too large and he showed pictures of the property. He said that the addition of the tanks will improve the quality of work that’s done. The tanks are 160 feet off the street. They are 22’ high, with the existing berm being 18’ high. Steve asked if they are looking for a 28’ variance and Mr. Morgan said yes. John explained that there are different finishes available for the tanks. Arlene didn’t see a problem

with whatever finish they used. Charles asked if there is anything that Yofarm is planning to do to hide the tanks from the street. Mr. Morgan said the tanks are in a valley that will hide it from the neighbors view. Arlene visited the property and said it is very neat and well kept. Charles asked the board what they thought and if they had any questions. Sally commented again how neat the property was kept.

VOTED: On a motion by David Cronin and seconded by Arlene Schwartz-Regan to **Approve Appeal #1944.**

5. There were no additional items added to the agenda.
6. **VOTED:** On a motion by David Cronin and seconded by Arlene Schwartz-Regan to adjourn the meeting at 7:31 P.M.

RESPECTFULLY SUBMITTED: Arlene Schwartz-Regan, Secretary/sg