

**ZONING BOARD OF APPEALS
SEPTEMBER 25, 2012
PUBLIC HEARING**

Charles Marino called the meeting to order at 6:10 P.M. with the following in attendance:

Charles Marino, Chair
Arlene Schwartz-Regan, Vice-Chair
Basiliza MacCalmon, Secretary
Edward Rachuba
David Cronin, alternate

Keith Rosenfeld, Town Planner
Sue Goggin
Public – 13
Attorney Stephen Savarese

1. Charles Marino took attendance, placed David Cronin as a regular voting member, and noted there was a quorum.
2. **VOTED:** Unanimously on a motion by Ed Rachuba and seconded by Basiliza MacCalmon to **APPROVE** the July 31, 2012 regular meeting minutes as written.
3. **6:00 P.M. PUBLIC HEARING APPEAL #1951-** Richard Zbras of 600 May Street, will seek a variance of the Naugatuck Zoning Regulations, section 24.1 Schedule B- Section 5.3 to construct a pool closer to the side setback.

Basiliza MacCalmon read the application for Appeal # 1951 into the record. Keith clarified that it was a complete application. A representative from Gibraltar Pools said that because of the location of the water system and the septic system, this was the only location they could put the pool. They are seeking a 5' variance. There was no public comment.

VOTED: Unanimously on a motion by Ed Rachuba and seconded by Arlene Schwartz-Regan to **GRANT** Appeal # 1951.

6:05 P.M. PUBLIC HEARING APPEAL #1952- Eric Lindgren of 10 LeClair Court will seek a variance of the Naugatuck Zoning Regulations, section 24.1 Schedule B-section 5.1 to construct a handicap ramp.

Basiliza MacCalmon read the application for Appeal #1952 into the record. Eric Lindgren, of Energy Services, explained that they want to put a handicap access structure in the front yard due to an existing hardship with the house and the size of the back yard. They are requesting a variance of the front yard setback. There was no public comment. The commission discussed the application.

VOTED: Unanimously on a motion by Dave Cronin and seconded by Basiliza MacCalmon to **GRANT** Appeal #1952.

6:15 P.M. PUBLIC HEARING APPEAL #1953- Michael Bronko, of 34 Fairfield Court, will seek an appeal from the decision of the Zoning Enforcement Officer.

Basiliza MacCalmon read the application for Appeal #1953 into the record. Mrs. Bronko, of 34 Fairfield Court, passed out packets to the commissioners and read that information into the record. A discussion ensued. Charles asked for public comment. Mr. Finlay, 30 Fairfield Court, voiced his objections. Attorney Savarese advised the commission that they have nothing to vote on because there has been no enforcement action on the tree house. Attorney Savarese recommended that the Borough refund Mr. Bronko the application fee if he chose to withdraw his appeal. Mr. Bronko said he would be willing to withdraw his application with the caveat that the application fee be returned.

VOTED: Unanimously on a motion by Ed Rachuba and seconded by Basiliza MacCalmon to **ALLOW** the Bronko's to withdraw Appeal # 1953 and repay them just the fee for the appeal.

4. There were no additional items added to the agenda.
5. **VOTED:** Unanimously on a motion by Basiliza MacCalmon and seconded by Ed Rachuba to adjourn the meeting at 7:30 P.M.

RESPECTFULLY SUBMITTED:

Basiliza MacCalmon, Secretary/sg