

ZONING BOARD OF APPEALS
September 24, 2013
PUBLIC HEARING

Arlene Schwartz-Regan called the meeting to order at 6:00 P.M. with the following in attendance:

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| Charles Marino, Chair, Absent | Steve Macary, ZEO |
| Arlene Schwartz-Regan, Vice-Chair | Sue Goggin |
| Basiliza MacCalmon, Secretary | Public - 0 |
| Edward Rachuba | |
| David Cronin, alternate | |

1. Arlene Schwartz-Regan took attendance and noted there was a quorum. David Cronin was made a regular voting member.
2. **VOTED:** Unanimously on a motion by Ed Rachuba and seconded by Dave Cronin to **APPROVE** the July 30, 2013 Regular Meeting Minutes as written.
3. **6:00 P.M. PUBLIC HEARING APPEAL #1963** – Thomas Murray, of 100 Church Street, will seek a variance of Section 24.1, Schedule B #1, Sections 26.5, 26.5.2 & 26.6 of the Naugatuck Zoning Regulations; Applicant: Kevin McSherry

Basiliza MacCalmon read Appeal #1963 into the record. She also read Schedule A and Schedule B into the record. Attorney McSherry, 38 Fairview Avenue, showed the commission a picture of the building from 1887. He said he was there representing the applicant Thomas Murray. He explained the changes that had been made to the building over the years. He showed them current pictures of the inside and outside of the building. He said that as far as the parking goes, if you have more than three units, you are required to have three parking spaces per unit. So if they put in 6 units, they would be required to have 18 spaces. There is public parking across the street. He explained that the regulations have a square footage requirement. In order to build one extra unit, you must have 1,000 square feet above the initial 5,000 on the lot. He said the lot is only 6200 square feet, so they could only put in one unit. He said they are asking for a variance for the parking and also the square footage required for each unit. Arlene asked Attorney McSherry to describe the apartments and about how many people per unit. He said there will be a bedroom, living space, kitchen and bathroom in each unit. The commission had a discussion on how it will be good for downtown.

The commission recessed the meeting at 6:30 P.M.
The meeting resumed at 6:40 P.M.

VOTED: Unanimously on a motion by Ed Rachuba and seconded by Arlene Schwartz-Regan to **GRANT** Appeal #1963 with 6 apartments and with the parking with the variances including in the 300' radius to use the public parking.

4. There were no additional items added to the agenda.

5. **VOTED:** Unanimously on a motion by Dave Cronin and seconded by Basiliza MacCalmon to **ADJOURN** the meeting at 6:40 P.M.

RESPECTFULLY SUBMITTED:

Basiliza MacCalmon, Secretary/sg