

**PLANNING COMMISSION
REGULAR MEETING DECEMBER 1, 2008**

James Jordan opened the Regular Meeting at 6:00 P.M. with the following in attendance:

MEMBERS:

James Jordan, Chair
Patricia Marino, absent
E. Harry Jancis
Anthony Whelan
Robert Pease
Katherine Gabrielson, Alternate
Robert Urbano, Alternate, absent

OTHERS:

Public: 0
Jim Stewart, Boro PE
Keith Rosenfeld, Town Planner
Allison Hurley, Asst.CZEO
Attorney Robert Fuller

1. James Jordan took attendance, it was determined a quorum was present. James Jordan appointed Katherine Gabrielson a regular voting member in place of Patricia Marino.
2. Executive Session with the Attorney Robert Fuller regarding Huntington Hills Subdivision, Applicant: Primrose Development.
VOTED: Unanimously on a motion by Anthony Whelan and seconded by Katherine Gabrielson to go into executive session at 6:03 P.M. inviting in Keith Rosenfeld, Jim Stewart, Allison Hurley and Attorney Fuller. The Commission exited its executive session at 6:45 P.M. and resumed the regular meeting.
3. Review /Approval of Minutes.
VOTED: Unanimously on a motion by Katherine Gabrielson and seconded by Anthony Whelan to **APPROVE** the November Regular Meeting Minutes.
4. **OLD BUSINESS:**
 - A. Commission discussion/decision regarding Primrose Development. The Commission did not discuss this item.
5. **NEW BUSINESS:**
 - A. Discussion with Borough Attorney Robert Fuller regarding Stipulation for Judgment for Primrose Companies, LLC vs. the Naugatuck Planning Commission concerning phase bonding of subdivisions. This item was discussed in executive session.
 - B. Commission discussion/decision for a referral to the Zoning Commission concerning a Special Permit Application for a auto dealership and repair facility located on 628 Prospect Street, Naugatuck, CT, Applicant: GTS Auto Sales LLC.
VOTED: Unanimously on a motion by Katherine Gabrielson and seconded by Anthony Whelan to send a POSITIVE referral to the Zoning Commission concerning a Special Permit Application for a auto dealership and repair facility located on 628 Prospect Street, Naugatuck, CT, Applicant: GTS Auto Sales LLC.

- C. Additional items to be discussed require a 2/3 vote to be added to the agenda.
A Unanimous motion was made by Robert Pease and seconded by Katherine Gabrielson to **ADD** a request to set the Bond for Country Farm Estates, Rubber Ave Ext. Applicant: Cerignola, LLC.

VOTED: Unanimously on a motion by Katherine Gabrielson and seconded by Robert Pease to set the Bond at \$5,750,000 for Country Farm Estates, Rubber Ave Ext. Applicant: Cerignola, LLC.

A Unanimous motion was made by Anthony Whelan and seconded by Katherine Gabrielson to **ADD** a discussion/decision for a referral to the Zoning Commission concerning a Special Permit Application for a Concession Stand, Rotary Field #2 (Breens Field South). Applicant: The Borough of Naugatuck.

A discussion ensued regarding the location and access of the stand. James Jordan requested that the Zoning Enforcement Officer be present at next months meeting to discuss the issue. The Commission decided to table their decision until next months meeting.

6. No Correspondences
7. No Report of Burgess Liaison
8. Unanimously on a motion by Anthony Whelan and seconded by Katherine Gabrielson to adjourn the meeting at 7:00 P.M.

RESPECTFULLY SUBMITTED

Anthony Whelan, Secretary, ah