

**PLANNING COMMISSION  
REGULAR MEETING NOVEMBER 2, 2009**

Anthony Whelan opened the Regular Meeting at 6:04 P.M. with the following in attendance:

**MEMBERS:**

Anthony Whelan, Chair  
Robert Pease, Vice-Chair  
Harry Jancis-absent  
Lois E. Braziel, Secretary  
Deanna Krzykowski  
Katherine Gabrielson, alternate  
Robert Urbano, alternate

**OTHERS:**

Public: 3  
Keith Rosenfeld, Town Planner  
Allison Hurley, Asst. ZEO  
Wayne Zirolli, Boro PE

1. Robert Pease, Vice Chair led the Pledge of Allegiance. He then took attendance and determined a quorum was present. Vice Chairmen Pease appointed Robert Urbano and Katherine Gabrielson as regular voting members in place of Anthony Whelan and Lois Braziel.

2. There was no Executive Session.

3. Review /Approval of the October Meeting Minutes.

**VOTED:** Unanimously on a motion by Robert Urbano and seconded by Harry Jancis to **APPROVE** the October 5, 2009 Meeting Minutes.

4. **NEW BUSINESS:**

- A. Referral from Naugatuck Zoning Commission for a Special Permit Application regarding a mixed use for retail/residential, located at 1347 New Haven Rd. Applicant: Scott Dudas.

After a brief discussion by Keith Rosenfeld and the Commission the following was decided.

**VOTED: 4-1-0** on a motion by Katherine Gabrielson and seconded by Deanna Krzykowski to send a POSITIVE referral to the Naugatuck Zoning Commission for a Special Permit Application regarding a mixed use for retail/residential, located at 1347 New Haven Rd. Applicant: Scott Dudas. Harry Jancis stated for the record he was against this because he believes the Plan of Conservation and Development does not refer to mixed uses in the New Haven Road corridors.

- B. Commission Discussion regarding amendments to the Naugatuck Subdivision Regulations.

Keith Rosenfeld stated everyone should have received a draft copy of the proposed subdivision regulation and the Commissioners should review and comment for the December meeting. He stated he will be sending a copy to the Borough Attorney for his comments.

- C. Additional items to be discussed require a 2/3 vote to be added to the agenda.  
**VOTED:** Unanimously on a motion by Katherine Gabrielson and seconded by Deanna Krzykowski to ADD to the agenda a preliminary review for a proposed PDD regarding fifty or older housing. Applicant: Cerignola, LLC & Fourwinds Dev., LLC.

Attorney Matthew Woermer representing the applicant and Roland Desrosiers, Survey review the proposed project for a PDD on 144 acres which is part of the Wilmot farm for a fifty and older homes. The project would consist of 370 units 220 on the lower section and 150 on the upper. The municipal benefits would be annual taxes collected, no garbage collection, no road or sewer maintenance, no school children. The resident benefits would be tennis courts, swimming pool, clubhouse and hiking trails. A discussion ensued between staff, commission and applicants.

5. No Correspondences.
6. No Report of Burgess Liaison
7. **VOTED:** Unanimously on a motion by Katherine Gabrielson and seconded by Robert Urbano to adjourn the meeting at 7:00 P.M.

RESPECTFULLY SUBMITTED:

Lois E. Braziel, Secretary/ah