



BOROUGH OF NAUGATUCK

July 29, 2013

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Anthony Whelan, Chair
Robert Pease, Vice-Chair
Harry Jancis
Lois E. Braziel, Secretary
Deanna Krzykowski

Katherine Gabrielson, Alternate
Robert Urbano, Alternate

Commissioners:

Please be advised that the Planning Commission will meet for a Regular Meeting on Monday, August 5, 2013 at 6:00 P.M. in the Town Hall.

PUBLIC HEARING AGENDA

6:15 P.M. CONTINUED PUBLIC HEARING – Hear and accept comments regarding the Planning Commission’s proposal to expire the Pondview Estates Subdivision, file on the land records a notice of such expiration and call the surety on said subdivision to the extent necessary to complete the bonded improvements and utilities required to serve those lots.

REGULAR MEETING AGENDA

1. Call to order, pledge of allegiance, attendance taken. After determination of quorum, alternates will be designated as voting members, if necessary.
2. Executive Session with Borough Attorney regarding Planning Commission of the Borough of Naugatuck v. Primrose Companies LLC.
3. Review /Approval of the July 1, 2013 Meeting Minutes.
4. **OLD BUSINESS**
 - A. Commission discussion/decision regarding Planning Commission of the Borough of Naugatuck v. Primrose Companies LLC.
No action anticipated.
 - B. Commission discussion/decision regarding a Referral from the Naugatuck Zoning Commission for amendments to Section 27 (Signs) of the Naugatuck Zoning Regulations, Applicant: Naugatuck Zoning Commission.
No action is required as that Final Draft will be delivered to the Commission at its September meeting
 - C. Commission discussion/decision regarding a Referral from the Naugatuck Zoning Commission for zone changes to the current

zoning map so it may adhere to the Plan of Conservation and Development. Applicant: Naugatuck Zoning Commission.

5. NEW BUSINESS

- A. Commission discussion/decision to set Public Hearing to expire the Pondview Estates Subdivision, file on the land records a notice of such expiration and call the surety on said subdivision to the extent necessary to complete the bonded improvements and utilities required to serve those lots.
- B. Commission discussion/decision regarding previously approved existing Level Spreader and Borough Maintenance Responsibilities and referral to the Mayor and Board of Burgesses, Fawn Meadow Subdivision. Presentation to be made by the Borough Engineer and/or Director of Public Works.
- C. Commission discussion/decision regarding existing sidewalk easement on Lot 45 and removal of encroaching sidewalk on Lot 46 and referral to the Mayor and Board of Burgesses, Fawn Meadow Subdivision. Presentation to be made by the Borough Engineer and/or Director of Public Works.
- D. Commission discussion/decision to set public hearing for adoption of the Update to 2001 Plan of Conservation and Development for October 14, 2013 and send referrals to the Mayor and Board of Burgesses and Central Naugatuck Valley Council of Governments.
- E. Commission discussion/decision regarding a referral from the Naugatuck Zoning Commission for zone change of RA-1 to B-2, 42-48 Prospect Street, Applicant: Remzi and Vesel Nasufi.
- F. Commission discussion/decision regarding the final approval of the performance bond for a proposed 6 Lot Subdivision at 68 Arch Street, Applicant: ALX Ventures, LLC.
- G. All other new items will require a 2/3 vote.

6. ADJOURNMENT