

**PLANNING COMMISSION  
REGULAR MEETING JULY 12, 2010**

Robert Pease opened the Regular Meeting at 6:03 P.M. with the following in attendance:

**MEMBERS:**

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

**OTHERS:**

Public: 2  
Keith Rosenfeld, Town Planner  
Wayne Zirolli, Boro PE  
Allison Hurley, Asst. CZEO  
Edward Fitzpatrick, Boro Attorney

1. Anthony Whelan, Chair led with the Pledge of Allegiance. He then took attendance and determined a quorum was present. At this time Anthony Whelan appointed Robert Urbano a regular voting member in place of Lois Brazil.
2. Executive Session.  
**VOTED:** Unanimously on a motion by Harry Jancis and seconded by Deanna Krzykowski to go into executive session at 6:49 P.M. to discuss Primrose Development vs The Borough of Naugatuck with Borough Attorney Ned Fitzpatrick inviting in Keith Rosenfeld, Wayne Zirolli and Allison Hurley.  
The Commission resumed regular meeting at 7:05 P.M.
3. Review /Approval of the May and June Meeting Minutes.  
**VOTED:** Unanimously on a motion by Robert Pease and seconded by Deanna Krzykowski to **APPROVE** the May and June Meeting Minutes as written.
4. **OLD BUSINESS:**
  - A. Commission discussion/decision regarding a referral from the Naugatuck Zoning for an amendment to Section 44- Alcoholic Beverages of the Naugatuck Zoning Regulations. Applicant: The Naugatuck Zoning Commission.  
**VOTED:** Unanimously on a motion by Harry Jancis and seconded by Robert Pease to send a **NEGATIVE** referral to the Zoning Commission regarding a referral from the Naugatuck Zoning for an amendment to Section 44- Alcoholic Beverages of the Naugatuck Zoning Regulations the Planning Commission agreed that the amendment should be rewritten to adhere to the Plan of Conservation and Development.
5. Additional items to be discussed require a 2/3 vote to be added to the agenda.  
**VOTED:** Unanimously on a motion by Harry Jancis and seconded by Robert Pease to add the following items to the agenda
  1. Referral from Naugatuck Zoning Commission for a zone change located on RT.68 Prospect St. From I-2 to B-2 and from R-15 to B-2 Applicant: Fulling Mills Development, LLC.  
**VOTED:** Unanimously on a motion by Deanna Krzykowski and seconded by Robert Pease to send a **NEGATIVE** referral to the Zoning Commission

regarding a zone change located on RT.68 Prospect St. From I-2 to B-2 and from R-15 to B-2 Applicant: Fulling Mills Development, LLC because it does not adhere to the Plan of Conservation and Development.

2. Referral from Naugatuck Zoning Commission for a Borough wide revised zoning to R-65 Applicant: Naugatuck Zoning Commission.  
**VOTED: 3-2-0** on a motion by Harry Jancis and seconded by Robert Urbano to send a **POSITIVE** referral for all of the properties in semi rural areas to the Zoning Commission regarding a Borough wide revised zoning to R-65 Applicant: Naugatuck Zoning Commission.

A roll call was taken:

**FOR**

Harry Jancis  
Robert Urbano  
Anthony Whelan

**AGAINST**

Robert Pease  
Deanna Krzykowski

**ABSTAINED**

6. No Correspondences.
7. No Report of Burgess Liaison
8. **VOTED:** Unanimously on a motion by Deanna Krzykowski and seconded by Robert Urbano to adjourn the meeting at 8:00 P.M

RESPECTFULLY SUBMITTED:

Lois E. Braziel, Secretary/ah