

**PLANNING COMMISSION
REGULAR MEETING MAY 2, 2010**

Anthony Whelan 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

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 Brazi.
2. There was no Executive Session.
3. Review /Approval of the April Meeting Minutes.

VOTED: Unanimously on a motion by Deanna Krzykowski and seconded by Robert Urbano to **APPROVE** the April Regular Meeting Minutes.

4. **NEW BUSINESS:**

- A. Commission discussion/decision regarding a referral from the Naugatuck Zoning Commission regarding a PDD #11 located on Prospect St. aka Route 68, Applicant: Fulling Mills Development LLC.
Attorney Mike McVerry, representing the applicant introduced application amending the PDD#11 located on 24 acres. He stated that this has gone before Wetlands Commission and proposed as commercial condos that will have no town services. Services will be provided by an Association. Robert Pease asked about the water quality of the detention pond. Paul Benevich, Engineer for the applicant identified the specific ponds that would be created during each phase as wet ponds, sediment and detention ponds. During phase 1 and 2, one pond each will be built for each and during phase 3 & 4 one will be built. Robert Pease asked how they figured the sizing of each pond. Mr Benevich said it was figured by how much impervious area was accounted for. Paul Benevich then reviewed the Southwest Conservation report and rain gardens were added to that. Harry Jancis said he was unhappy with the way the zoning regulations text reads because it should put in fashion how other PDD'S are done. The regulation should be more specific and should delineate what is permitted and what is not. Deanna Krzykowski asked what the plans are to accommodate for traffic and the mixture of uses. Jim Warren the applicant said they are preparing to have an extra lane per the Connecticut DOT. Deanna Krzykowski asked what the mixed uses would be, if there was confirmation of the tenants or buyers and how the parking would be designed and developed. Attorney McVerry stated this was included in the

narrative. Paul Benevich stated the site plan confirms where the parking and accessway would be provided to cars and trucks. Harry Jancis stated that the PDD text is what the applicant is there to approve. The commission would like to meet with the Borough Attorney for his comments. James Warren said his goal is to attract small businesses which the town needs. Anthony Whelan asked the applicant what his proposal was. Mr. Warren talked about the condominium complex and the quality of the development. Robert Pease asked if there was a reasonable explanation why this cannot be built on the current zoning rather than a PDD. The Zoning Commission believes they would have uniform control and encouraged a PDD application. No decision was made.

- B. Commission discussion/decision regarding a referral from the Naugatuck Zoning Commission regarding a Special Permit for a Conservation Area located on Gunntown Rd. Applicant: Borough of Naugatuck.

Borough Attorney Ned Fitzpatrick presented the new plan with no active ball fields and a passive recreation area. Attorney Fitzpatrick stated there are different areas that have had significant discussions over the past 15 years between various entities which have voiced their interest in seeing how this piece of land is developed. As a result of all the discussions and efforts of many including Jim Stewart, Wayne Zirolli, Keith Rosenfeld, The Park Commission and all the participants that had come to give their input on the final plan. Attorney Fitzpatrick said the new plans had been approved by the Borough Board at the March meeting and referred to Land Use for their approvals. He stated that 2 votes are asked of the Planning Commission, a Special Permit and an 8-24 vote. Harry Jancis asked if the walking areas would be asphalted or graveled. Wayne Zirolli stated the area will remain in a natural state. He said there will be no asphalt and crushed stone on the trails only in the parking lot. Anthony Whelan asked what the hours of operation would be. Attorney Fitzpatrick stated they would be from dawn to dusk and that there will be signs stating the rules and hours. He said it will be gated and there will be benches but no picnic tables and the plan is to place a porto-potty on the site in the parking area. Harry Jancis asked if anyone has thought about exercise stations. Attorney Fitzpatrick said no active sports will be allowed.

VOTED: Unanimously on a motion by Harry Jancis and seconded by Robert Pease to **SEND a POSITIVE** referral to the Naugatuck Zoning Commission regarding a Special Permit for a Conservation Area located on Gunntown Rd. Applicant: Borough of Naugatuck.

The Commission recessed at 6:48 P.M. for 5 minutes.

- C. Commission discussion/decision regarding 8-24 Approval of a Conservation Area located on Gunntown Rd. Applicant: Borough of Naugatuck.

Deanna Krzykowski asked if this is a conservation area then what would be the long term impacts. Borough Attorney Fitzpatrick stated he would prepare a deed restriction provide a copy of this deed restriction to her and the other commission members. The Commission agreed to table this until next month's meeting.

- D. There were no Additional items to be added to the agenda.
- 5. No Correspondences.
- 6. No Report of Burgess Liaison
- 7. **VOTED:** Unanimously on a motion by Deanna Krzykowski and seconded by Robert Urbano at 7:50 P.M.

RESPECTFULLY SUBMITTED:

Lois E. Braziel, Secretary/kr