

**PLANNING COMMISSION
REGULAR MEETING JANUARY 5, 2009**

James Jordan opened the Regular Meeting at 6:03 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: 1
Jim Stewart, Boro PE
Keith Rosenfeld, Town Planner
Allison Hurley, Asst.CZEO
Attorney Robert Fuller

1. James Jordan took attendance and it was determined a quorum was present. James Jordan appointed Katherine Gabrielson and Robert Urbano regular voting members in place of Patricia Marino and Harry Jancis.

2. Executive Session

VOTED: Unanimously on a motion by Katherine Gabrielson and seconded by Robert Pease to go into executive session at 6:05 P.M. inviting in Keith Rosenfeld, Jim Stewart, Allison Hurley and Attorney Robert Fuller. The Commission exited its executive session at 7:00 P.M. and resumed the regular meeting.

3. Review /Approval of Minutes.

VOTED: Unanimously on a motion by Robert Pease and seconded by Robert Urbano to **APPROVE** the December Regular Meeting Minutes.

4. **OLD 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.

The Commission discussed this in executive session. The next mediation session is scheduled for February 11, 2009.

- B. Commission discussion/decision for a referral to the Zoning Commission concerning a Special Permit Application for an auto dealership and repair facility located on 628 Prospect Street, Naugatuck, CT, Applicant: GTS Auto Sales LLC.

VOTED: Unanimously on a motion by Anthony Whelan and seconded by Katherine Gabrielson to send a **POSITIVE** referral to the Zoning Commission concerning a Special Permit Application for an auto dealership and repair facility located on 628 Prospect Street, Naugatuck, CT, Applicant: GTS Auto Sales LLC.

5. **NEW BUSINESS:**

- A. Request release of a Performance Bond for Horton Hill Estates, located on Horton Hill Rd. Applicant: V&G Contractors, LLC.
VOTED: Unanimously on a motion by Katherine Gabrielson and Anthony Whelan to **APPROVE** the release of a Performance Bond for Horton Hill Estates, located on Horton Hill Rd. Applicant: V&G Contractors, LLC.
- B. Commission discussion/decision for a referral to the Zoning Commission regarding updated Naugatuck Zoning Map. Applicant: Steve Macary, ZEO. Jim Stewart handed out the modified zone map. James Jordan asked Mr. Stewart to give the commission a brief summary of what exactly the modification are and to out line them on the map for the next meeting so the Commission could see the changes more clearly. The Commission tabled their decision until next month's meeting.
- 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 Robert Pease to **ADD** a Request for a Bond reduction regarding Pond View Estates.
VOTED: Unanimously on a motion by Katherine Gabrielson and seconded by Anthony Whelan to **REDUCE** the Bond from \$125,000 to \$90,000 for Pond View Estates, located on Wooster St. Applicant: AFP & Sons Construction, LLC.
6. No Correspondences
7. No Report of Burgess Liaison
8. On a motion by Katherine Gabrielson and seconded by Anthony Whelan to adjourn the meeting at 7:25 P.M. The motion was Unanimous.

RESPECTFULLY SUBMITTED

Anthony Whelan, Secretary, ah