

**PLANNING COMMISSION
REGULAR MEETING SEPTEMBER 14, 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

Lois E. Braziel, Secretary-absent
Deanna Krzykowski
Katherine Gabrielson, alternate
Robert Urbano, alternate

James Stewart, Boro Engineer
Keith Rosenfeld, Town Planner
Allison Hurley, Asst. ZEO
N.Warren Hess, Boro Attorney
Edward Fitzpatrick, Boro Attorney
Public: 3

1. Anthony Whelan took attendance and it was determined a quorum was present. Commissioner Whelan appointed Katherine Gabrielson as a regular voting member in place of Lois E. Braziel.

2. Executive Session with Borough Attorney regarding 1. Pending litigation on Realrock Associates vs. Naugatuck Planning Commission. 2. Discussion regarding the stipulated agreement for Primrose Development vs Naugatuck Planning Commission. 3. Discussion regarding Paddock Ridge Subdivision.

At 6:06 P.M. the Commission voted to go into executive session.

VOTED: Unanimously on a motion by Harry Jancis and seconded by Robert Pease to go into executive session inviting in Borough Attorney's Ned Fitzpatrick, Warren Hess and staff members.

3. Review /Approval of the August Meeting Minutes.

VOTED: **3-0-3** to on a motion by Robert Urbano and seconded by Robert Pease to **APPROVE** the August 19, 2009 Meeting Minutes.

4. **OLD BUSINESS:**

A. Commission Discussion/Decision regarding settlement of pending litigation on Realrock Associates vs. Naugatuck Planning Commission.
A brief discussion ensued between Commission, staff and the applicants Engineer. Anthony Whelan, Chairman stated that we will notice in the paper, that there will be a public meeting regarding a possible vote for a settlement of pending litigation on Realrock Associates vs. Naugatuck Planning Commission at the October 5, 2009 Planning Commission meeting. The Commissioner all agreed.

5. **NEW BUSINESS:**

A. Commission Discussion/Decision regarding the stipulated agreement for Huntington Hills Subdivision, Primrose Development LLC.
There was no discussion regarding this item.

- B. Commission Discussion/Decision regarding Paddock Ridge Subdivision.
VOTED: Unanimously on a motion by Katherine Gabrielson and seconded by Robert Pease to receive the court judgment regarding Paddock Ridge Subdivision and are ready and willing to receive and review any modifications the applicant wishes to submit to the Planning Commission in compliance with the court order.
- C. Referral from Naugatuck Zoning Commission for modifications to the Naugatuck Zoning Map, areas that will be changed, R-30 to R-65 located in the area of Rubber Avenue to Andrew Mountain Rd., Nichols Road, Mistywood Lane, Evelyn Drive, Bosco Drive, Krodell Road Candee Road, Kingwoods Drive, Mulberry Street R-15 to R-45 in the area of Maple Hill Rd. May Street I-1 to R-8 Cherry St. Ext.
VOTED: Unanimously on a motion by Harry Jancis and seconded by Katherine Gabrielson to send **POSITIVE** referrals to the Naugatuck Zoning Commission for the following zone changes to R-65 for 1) Southwestern portion of town including the Naugatuck State forest, 2) to R-65 on the Bethany town line, 3) to R-45 on both sides of May Street on the Eastern side of town, 4) from I-1 to R-8 of Cherry Street Extension and 5) with a condition to R-65 Northwestern corner of town excluding Evelyn Drive per the Plan of Conservation and Development. 3. **NEGATIVE** referral for R-65 on both sides of Candee Road outside of the Connecticut Water Company property because it does not adhere the Plan of Conservation and Development.
- D. There were no Additional items to be added to the agenda.
6. No Correspondences.
7. No Report of Burgess Liaison
8. Adjournment: **VOTED:** Unanimously on a motion by Katherine Gabrielson and seconded by Deanna Krzykowski to adjourn the meeting at 7:50 P.M.

RESPECTFULLY SUBMITTED:

Lois E. Braziel, Secretary/ah