

**PLANNING COMMISSION
CONTINUED PUBLIC HEARING JUNE 2, 2008
AMENDMENT to the NAUGATUCK SUBDIVISION REGULATION
Pertaining to the creation of (NEW) SECTION 3.5.2.C, CONDITIONAL
APPROVAL. APPLICANT: ATTORNEY FRANKLIN G. PILICY.**

James Jordan reconvened the Public Hearing at 6:35 P.M. with the following in attendance:

MEMBERS:

James Jordan, Chair
Patricia Marino
E. Harry Jancis
Anthony Whelan
Robert Pease
Katherine Gabrielson, Alternate, absent
Robert Urbano, Alternate

OTHERS:

Public: 2
Keith Rosenfeld, Town Planner
Jim Stewart, Boro PE
Allison Hurley, Asst. ZEO
N.Warren Hess, Boro Attorney

Attorney Pilicy, applicant handed out a proposed draft for the new section 3.5.2 c. of the Naugatuck Subdivision Regulations. James Jordan asked if Attorney Hess had received a copy of the proposed regulation. Attorney Pilicy said that he had faxed it to him this afternoon. Attorney Hess stated that he had not had a chance to review it. Attorney Pilicy said that he had included Commissioner Jancis's comments into the proposed regulation. A discussion ensued between the Commission members and the applicant. There was no public comment. James Jordan stated that he would continue the public hearing to July 7, 2008 at 6:30 P.M. to give the Borough Attorney the opportunity to review the proposed regulation.

RESPECTFULLY SUBMITTED:

Anthony Whelan, Secretary, ah

**PLANNING COMMISSION
REGULAR MEETING JUNE 2, 2008**

James Jordan opened the Regular Meeting at 6:00 P.M. with the following in attendance:

MEMBERS:

James Jordan, Chair
Patricia Marino
E. Harry Jancis, arrived at 6:10
Anthony Whelan
Robert Pease
Katherine Gabrielson, Alternate, absent
Robert Urbano, Alternate

OTHERS:

Public: 3
Jim Stewart, Boro PE
Keith Rosenfeld, Town Planner
N. Warren Hess, Boro Attorney
Allison Hurley, Asst. ZEO

1. James Jordan took attendance, it was determined a quorum was present. James Jordan appointed Robert Urbano a regular voting member in place of Harry Jancis until he arrived.
2. At 6:45 P.M. the Commission went into Executive Session:
VOTED: Unanimously on a motion by Anthony Whelan and seconded by Harry Jancis to go into executive session with the Borough Attorney inviting in Jim Stewart, Keith Rosenfeld and Allison Hurley to discuss matters involving litigation for Country Hollow Estates, Section Five located on Country Hollow Rd. and Donovan Ct. Applicant: City Hill Associates, Inc.
At 7:25 P.M. the Commission resumed the regular meeting.
3. Review /Approval of Minutes.
VOTED: **3-0-2** on a motion by Robert Pease and seconded by Robert Urbano to **APPROVE** the May Special Meeting Minutes.

VOTED: **4-0-1** on a motion by Robert Pease and seconded by Patricia Marino to **APPROVE** the May Regular and Public Hearing Meeting Minutes. Anthony Whelan abstained from the vote.
4. **OLD BUSINESS:**
 - A. Commission discussion/decision regarding Amendment to the Naugatuck Subdivision Regulation pertaining to the creation of (New) Section 3.5.2.c, Conditional Approval. Applicant: Attorney Franklin G. Pilicy.
The Commission recessed the Public Hearing until July 7, 2008 at 6:30 P.M.
 - B. Commission discussion/decision regarding completion of Subdivision improvements and Release of Bond for Westover Hills Subdivision. Applicant: Realrock Associates, LLC.
James Jordan stated that he would like to meet with staff and the developer within the next two weeks to discuss the proposed improvements.

5. **NEW BUSINESS:**

A. Commission discussion/decision regarding Country Hollow Estates, Section Five located on Country Hollow Rd. and Donovan Ct. Applicant: City Hill Associates, Inc. This item was discussed in executive session and no action was taken.

B. Commission discussion/decision regarding extension of Subdivision approval for Westover Hills Subdivision section 6, 7 & 8. Applicant: Realrock Associates LLC.

VOTED: Unanimously on a motion by Robert Pease and seconded by Patricia Marino to **APPROVE** an extension to January 2, 2010 for the Subdivision approval of Westover Hills Subdivision section 6, 7 & 8. Applicant: Realrock Associates LLC.

C. Zoning Commission referral regarding the Best Wash Laundromat located on 411 North Main St. Applicant: Nelson DaGraca.
The Commission tabled their decision until next month's meeting.

F. Request to Set the Performance Bond for 2 Lot Re-subdivision located at 31 Maple Hill Rd. Applicant: John Hayward.

VOTED: Unanimously on a motion by Anthony Whelan and seconded by Harry Jancis to **SET** the Performance Bond in the sum of \$40,000.00 for a 2 Lot Re-subdivision located at 31 Maple Hill Rd. Applicant: John Hayward, and no reductions will be given until all work is completed.

G. There were no additional items to be added to the agenda.

6. Correspondences:

Jim Stewart stated that he received a letter from V & G Contractors, LLC regarding a release of the Performance Bond located on Horton Hill Rd. Mr. Stewart said that this is should be tabled until next month's meeting. The Commission agreed.

7. No Report of Burgess Liaison.

8. Voted: Unanimously on a motion by Anthony Whelan and seconded by Patricia Marino to adjourn the meeting at 7:30 P.M.

RESPECTFULLY SUBMITTED:

Anthony Whelan, Secretary, ah