

**PLANNING COMMISSION
REGULAR MEETING DECEMBER 5, 2011**

Anthony Whelan opened the meeting at 6:00 P.M. with the following in attendance.

MEMBERS:

Anthony Whelan, Chair,
Robert Pease, Vice-Chair
Harry Jancis
Lois E. Braziel, Secretary, Absent
Deanna Krzykowski, Arrived 6:10
Katherine Gabrielson, Alternate
Robert Urbano, Alternate

OTHERS:

Public: 1
Sheryl Kimiecik, Asst. CZEO
Keith Rosenfeld, Town Planner
Edward Fitzpatrick, Borough Attorney

1. Anthony Whelan led with the Pledge of Allegiance. He took attendance, and noted there was a quorum. He appointed Robert Urbano as a regular voting member in place of Lois Braziel and Katherine Gabrielson as a regular voting member in place of Deanna Krzykowski.
2. Executive session with Borough Attorney Edward Fitzpatrick regarding Planning Commission for the Borough of Naugatuck v. Primrose Companies LLC. There was no executive session.
3. Review /Approval of the October and November Regular Meeting Minutes.

VOTED: Unanimously on a motion by Deanna Krzykowski and seconded by Robert Pease to accept the October regular meeting minutes.

VOTED: Unanimously on a motion by Harry Jancis and seconded by Robert Urbano to accept the November regular meeting minutes.

4. **OLD BUSINESS:**

- A. Commission discussion/decision regarding the update to the 2011 Naugatuck Plan of conservation and Development.

Keith said that he would like the Commission to not discuss publicly their opinions, but to have the Commissioners thoughts sent privately through email. He said the interviews will be scheduled for after the New Year. Harry Jancis said that his concern is that they all don't propose the same project. Keith said that they did have the same questions posed to them and they answered differently. Robert Pease asked if there are any proposals that the town can't work with. Keith said that it will be discussed at the next meeting. The discussion was tabled to the January 9, 2012 meeting.

- B. Commission discussion/decision regarding reduction in the performance bond for the Hoadley Grove Subdivision, Seth Drive from \$47,500.00 to \$28,500.00.

Wayne Zirolli, Borough Engineer, said that the agenda should read a bond reduction to \$18,600 and should include the road acceptance for Seth Drive. Harry Jancis asked if the bond covers the cost of the removal of the house. Wayne said that it includes the removal of the house and garage.

VOTED: Unanimously on a motion by Harry Jancis and seconded by Deanna Kryzkowski to reduce the performance bond from \$47,500 to \$18,600 as recommended by the Borough Engineer.

VOTED: Unanimously on a motion by Robert Urbano and seconded by Deanna Kryzkowski to send a recommendation to the Borough Board to Accept the new road Seth Drive as requested by the Borough Engineer.

5. **NEW BUSINESS:**

- A. Commission discussion/decision regarding referral from the Naugatuck Zoning Commission for a Special Permit application removal of more than 350 cubic yards of earth material from the property of Applicant: Donham Craft, 15 East Waterbury Road.

Paul Bunevich, Engineer, Land Data Engineers, Waterbury, CT representing Unimetal Surface Finishing LLC, said that the total site is 18 acres and the existing building will be expanded in three phases. He explained the details of the site plan to the commission. Harry Jancis asked if it is no longer Donham Craft. Mr. Bunevich said that it is now Unimetal Surface Finishing but that it is still listed as Dunham Craft at the Tax Office. Mr. Jancis asked where they dispose the material after plating. Mr. Bunevich replied that it is currently before WPCA now. Robert Pease asked if this request is for just the first phase. Mr Bunevich said that it is for the entire site. Robert Pease asked what the total removal of material will be. Mr. Bunevich said that it will be about 19,000 square feet. A discussion took place regarding the phases and how long the project will take. Keith explained that the Zoning Commission will be the ones to determine hours of operation, numbers of trucks per day and all those things that go along with overseeing the site work. He said it does still have to go through the Wetlands Commission and any safe guards needed to protect the environment will be initiated at that point as well.

VOTED: Unanimously on a motion by Harry Jancis and seconded by Robert Pease to give a Positive Referral to the Zoning Commission for the removal of more than 350 cubic yards of material from property located 15 East Waterbury Rd, Applicant: Donham Craft.

- B. Review/Approval of 2012 Naugatuck Planning Commission Regular Meeting Dates.

Keith suggested the April meeting date be changed to April 9, 2012.
Deanna asked that the February meeting date be changed. The
Commission agreed to have it changed to February 13, 2012.

VOTED: Unanimously on a motion by Harry Jancis and seconded by
Robert Pease to Approve the 2012 Planning Commission Regular Meeting
schedule as amended.

- C. Additional Items require a 2/3 vote.
6. CORRESPONDENCE
There was no correspondence.
 7. REPORT OF BURGESS LIASON
There was no report.
 8. ADJOURNMENT

VOTED: Unanimously on a motion by Harry Jancis and seconded by Robert
Urbano to adjourn the meeting at 6:45 P.M.

RESPECTFULLY SUBMITTED:

Deanna Krzykowski, Acting Secretary/sk