

**PLANNING COMMISSION
REGULAR MEETING AUGUST 1, 2011**

Robert Pease opened the Special Meeting at 6: P.M. with the following in attendance:

MEMBERS:

Anthony Whelan, Chair,
Robert Pease, Vice-Chair
Harry Jancis, Absent
Lois E. Braziel, Secretary, Absent
Deanna Krzykowski, arrived 6:20
Katherine Gabrielson, Alternate, Absent
Robert Urbano, Alternate

OTHERS:

Public: 0
Sheryl Kimiecik, Asst. CZEO
Keith Rosenfeld, Town Planner
Edward Fitzpatrick, Borough Attorney
Wayne Zirolli, Borough Engineer

1. Chair Anthony Whelan led with the Pledge of Allegiance. He appointed Robert Urbano as a regular voting member in place of Lois Braziel. He took attendance and noted there was a quorum.
2. Executive session with Borough Attorney Edward Fitzpatrick regarding Planning Commission for the Borough of Naugatuck v. Primrose Companies LLC.

VOTED: Unanimously on a motion by Robert Pease and seconded by Robert Urbano to move into Executive Session regarding Primrose Companies, LLC, inviting in staff.

VOTED: Unanimously on a motion by Robert Pease and seconded by Robert Urbano to reconvene the regular meeting at 6:25 P.M.

3. Review /Approval of the July Regular Meeting Minutes.

VOTED: Unanimously on motion by Robert Pease and seconded by Deanna Krzykowski to approve the July regular meeting minutes.

4. **OLD BUSINESS:**

There was no old business.

5. **NEW BUSINESS:**

- A. Discussion/decision regarding performance bond and remaining public improvements for Aeden's Place Subdivision, located adjacent to property listed at 136 Allerton, Road, Naugatuck, CT GMLR properties. LLC

Wayne said that most of the improvements have been completed, and it looks like the sidewalk on Allerton Rd needs to be installed. He said he

didn't get a chance to pull the deed to see if the sanitary sewer easement was deeded to us but he expects that it was as they would have needed it do that when they filed the subdivision plan. He said all the drainage has been installed.

- B. Discussion/decision regarding performance bond and remaining public improvements for Pondview Estates Subdivision located at the intersection of Wooster Street and Donovan Road, Naugatuck, CT AFP and Sons.

Wayne said that the sidewalks on Donovan Rd still need to be put in, and the remainder of the sidewalks are in pretty good condition. He said he needs to get out there and walk with the plans to verify everything. The roadway needs to be paved on Wooster St where they widened the road. He said that once the sidewalks are put in then they can assess how many street trees need to go in, and all the deeds and easements are on file and in order. Keith said that this subdivision has expired. There is a full bond that is viable that covers all of the items in the entire subdivision, so there is no sense in expiring the subdivision at this point. He said he was hoping that the applicant would have been here so that the bond could be reduced and extend the subdivision for at least probably one year. Robert Pease asked when the expiration date is. Keith replied it was in June. He said that in order for a subdivision to expire, you would have to go down to the land records and actually expire the subdivision, take the bond, and use it to finish up the work, and we don't want to do that. Robert Pease asked if the technical expiration of the subdivision would expire the bond automatically. Keith replied that there is no automatic expiration of the bond. Robert Pease asked if there was anything exciting going on out there other than the improvements. Keith replied there wasn't. Mr. Pease said that they should turn the punch list into a list of demands, because the applicant doesn't really have any incentive to complete the work. Wayne said that he does know that the applicant wants to finish it up.

- C. Discussion/decision regarding modification to Paddock Ridge Subdivision, located at the northerly section of King Street, Paddock Ridge LLC

Keith said that he was hoping the applicant would be here. He said that he had been in contact with Manny who is very nervous about his clock running out for Paddock Ridge, and he presented Keith with two sets of plans that drastically reduced the number of lots and work that he had been approved for. Keith said that he got together with Wayne and they put together a punch list of the important issues. He said that he didn't receive any other plans other than what was sent to the commission in their packets, no erosion control plans, no site development plans, no drainage plans, and he still doesn't say whether he is going to use sewer and water or septic and well, so there are a lot of questions still. Anthony

Whelan asked if they could expect him at the next meeting. Keith replied that this will be put on the Agenda for the next meeting.

D. Additional Items require a 2/3 vote. There were no additional items.

6. CORRESPONDENSE

There was no correspondence

7. REPORT OF BURGESS LIASON

There was no report.

8. ADJOURNMENT

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

RESPECTFULLY SUBMITTED:

Deanna Krzykowski, Acting Secretary/sk