

**PLANNING COMMISSION
REGULAR MEETING FEBRUARY 7, 2011**

Anthony Whelan opened the Regular Meeting at 6:13 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, absent
Robert Urbano, alternate

OTHERS:

Public: 6
Allison Hurley, Asst. CZEO
Keith Rosenfeld, Town Planner
Edward Fitzpatrick, Boro Attorney

1. Anthony Whelan, Chair led with the Pledge of Allegiance. He then took attendance and determined a quorum was present. Anthony Whelan then appointed Robert Urbano a regular voting member in place of Lois Brazil.
2. No Executive Session.
3. Review /Approval of the January Meeting Minutes.

VOTED: 4-0-1 on a motion by Deanna Krzykowski and seconded by Robert Pease to **APPROVE** the January Regular and Public Hearing Meeting Minutes.

4. **OLD BUSINESS:**

- A. Referral from the Zoning Commission regarding a Text Change to Sections 58.2, 58.4.2 and 58.4.11 of the Zoning Regulation. Applicant: Woermer Law Firm.
VOTED: 3-2-0 on a motion by Harry Jancis and seconded by Robert Urbano to send a **POSITIVE** referral to the Naugatuck Zoning Commission regarding a Text Change to Sections 58.2, 58.4.2 and 58.4.11 of the Zoning Regulation. Applicant: Woermer Law Firm.
- B. Discussion regarding the Update to the 2001 Plan of Conservation and Development.
The Commission made comments and changes to a draft RFQ from Keith Rosenfeld dated January 25, 2011 regarding the requirements of hiring a consulting service to update the Borough's Plan of Conservation and Development.
- C. Commission Discussion/Decision regarding temporary Access and Construction Easement and Agreement for 144 Graham Ridge Rd. Naugatuck, CT, Applicant: Borough of Naugatuck.
The Commission tabled their discussion/decision to next month's meeting.

D. Commission Discussion/Decision regarding Amendments to the Naugatuck Subdivision Regulations, Sections 3-6. Applicant: Borough of Naugatuck.

VOTED: Unanimously on a motion by Robert Pease to **APPROVE** the Amendments to the Naugatuck Subdivision Regulations, Sections 3-6. Applicant: Borough of Naugatuck with an effective date of April 1, 2011.

E. Additional items to be discussed require a 2/3 vote to be added to the agenda.

VOTED: Unanimously on a motion by Deanna Krzykowski and seconded by Robert Urbano to add to the agenda a referral to the Zoning Commission for a special permit application regarding excavation activities related to a lumber yard, storage facility located on Lot 35, Great Hill Rd, Applicant: Randy Bushka.

A discussion ensued on whether or not the referral was for a Special permit for the commercial building or an excavation permit. Scott Meyers the Engineer for the applicant stated he had met with Mr. Macary and was informed that this would be a special permit application. Harry Jancis stated the Planning Commission would only need to do a referral on the excavation permit not a site plan. Harry Jancis said that the site plan should be reviewed and approved by the Borough's Economic Development Commission. He also question if this was an allowed use in the PDD 8 and if the proper procedures are being followed concerning development in the Industrial Park.

VOTED: Unanimously on a motion by Harry Jancis and seconded by Robert Pease to send a **POSITIVE** referral to the Zoning Commission only in the matter of removing 1000 cubic yards of earth excavation regarding a special permit application for excavation activities related to a lumber yard, storage facility located on Lot 35, Great Hill Rd, Applicant: Randy Bushka.

Alex Wargo of 1058 Rubber Avenue was allowed to speak by the Commission outside of the agenda ordered business. He commented on the Referral to the Zoning Commission regarding a Text Change to Sections 58.2, 58.4.2 and 58.4.11 of the Zoning Regulation. He stated the entire purpose on what the applicant did was to completely circumvent the R65 zone. He said what they had before was an open space subdivision which means in the R30 zone you can build on 30,000 sq. ft. Now if this proposal goes through it says on a 65,000 sq ft. lot you can build 3 homes with a maximum of 21,600 sq ft and that is 7% more than the open space subdivision. Mr. Wargo stated the big deal in the R65 zone was that the State of Connecticut did not want any expansion of the sewer usage. He said the 55 and older housing sounds like a nice concept, but when push comes to shove it doesn't fly because as they have learned in Southbury where it has had a 55 and older development for over 30 years after someone inherits the place they can bring their children into it to live. The

State ruled on that about 2 years ago saying the 55 and older can be broken down. Alex Wargo stated this proposal will recreate the R30 zone. There was no other discussion.

Attorney Ned Fitzpatrick left the meeting at 7:20 P.M.

5. NEW BUSINESS:

- A.** Commission Discussion/Decision regarding a 90 day extension to 3/28/11 to record the Mylar for Paddock Ridge Subdivision. Applicant: Manuel N. & Carole J. Viera.

VOTED: Unanimously on a motion by Harry Jancis and seconded by Deanna Krzykowski to **APPROVE** a 90 day extension to 3/28/11 to record Mylar for Paddock Ridge Subdivision, King Street, Applicant: Manuel N. & Carole J. Viera.

- B.** Commission Discussion/Decision regarding Letter of Credit/Performance Bond for Paddock Ridge Subdivision. Applicant: Manuel N. & Carole J. Viera.

The Commission tabled their discussion/decision on this item until next month's meeting.

- 6.** No Correspondences
7. No Report of Burgess Liaison
8. Adjournment

VOTED: Unanimously on a motion by Deanna Krzykowski and seconded by Robert Urbano to adjourn the meeting at 7:40 P.M.

RESPECTFULLY SUBMITTED:

Deanna Krzykowski, Acting Secretary/ah