

**PLANNING COMMISSION  
PUBLIC HEARING NOVEMBER 7, 2011 FOR SUBDIVISION PLAN OF  
CHRZANOWSKI LAND 380-384 NORTH MAIN ST., NAUGATUCK, CT.  
APPLICANT: PETER CHRZANOWSKI.**

Anthony Whelan opened the Public Hearing 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  
Katherine Gabrielson, Alternate  
Robert Urbano, Alternate

**OTHERS:**

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

Keith said that the application was complete, the fees have been paid and the tax form has been signed off, an affidavit for the notification to the abutting properties has been turned in and the plans and advertisements have been published in the newspapers properly. Michael McVerry, Attorney, 35 Porter Ave, Naugatuck, said that on behalf of the applicant they are seeking an approval of a subdivision located on 380-384 North Main Street. He explained the site plans to the commission and said that the applicant would like the ability to sell a portion of the property. He said that they are also requesting a waiver of the Open Space requirements, and that the sidewalks are relatively new so replacing them wouldn't be needed. Harry Jancis asked if Keith had any report from the Zoning Board of Appeals as far as any variances. Keith said he could get that information to the Commission.

**VOTED:** Unanimously on a motion by Harry Jancis and seconded by Robert Pease to grant a waiver for the Engineering Report.

**VOTED:** Unanimously on a motion by Robert Pease and seconded by Harry Jancis to grant a waiver for the Site Development Plan under Section 4.4 of the Naugatuck Zoning Regulations.

**VOTED:** Unanimously on a motion by Harry Jancis and seconded by Robert Pease to grant a waiver for the Grading Plan under Section 4.5 of the Naugatuck Zoning Regulations.

**VOTED:** Unanimously on a motion by Robert Pease and seconded by Robert Urbano to grant a waiver of the Construction Plan under Section 4.7 of the Naugatuck Zoning Regulations.

**VOTED:** Unanimously on a motion by Robert Urbano and seconded by Harry Jancis to grant a waiver for Open Space requirements and/or fees under Section 6.0 of the Naugatuck Zoning regulations.

Anthony Whelan declared the Public Hearing closed.

RESPECTFULLY SUBMITTED:

Deanna Krzykowski, Acting Secretary/sk

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

Anthony Whelan opened the meeting at with the following in attendance.

**MEMBERS:**

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

**OTHERS:**

Public: 0  
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.
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 Urbano and seconded by Deanna Krzykowski to move into Executive Session regarding Primrose Companies, LLC, inviting in staff, at 6:04 P.M

Anthony Whelan reconvened the meeting at 6:45 P.M.

3. Review /Approval of the August, September and October Regular Meeting Minutes.

**VOTED:** 5-0-1 on a motion by Deanna Krzykowski and seconded by Robert Urbano to accept the August 2011 regular meeting minutes.

**FOR**

Anthony Whelan  
Robert Pease  
Deanna Krzykowski  
Robert Urbano  
Harry Jancis

**AGAINST**

**ABSTAIN**

Katherine Gabrielson

Anthony Whelan appointed Robert Urbano as a regular voting member in place of Lois Brazil.

**VOTED:** 5-0-1 on motion by Robert Urbano and seconded by Katherine Gabrielson to accept the September regular meeting minutes.

**FOR**

Anthony Whelan  
Robert Pease  
Deanna Krzykowski  
Robert Urbano  
Harry Jancis

**AGAINST**

**ABSTAIN**

Deanna Krzykowski

4. **OLD BUSINESS:**

- A. Commission discussion/decision concerning Westview Estates Subdivision for waiver of requirements of sidewalks.

Michael McVerry, Attorney 5 Porter Ave, Naugatuck, submitted minutes from 2007 of the approval from the Planning Commission to grant a waiver for the subdivision. He said that he was confused about the vote because it stated that the motion failed due to a lack of a quorum, but it was a unanimous vote and there were four commissioners present so he is not sure why it was deemed as a failure. He said that he wasn't involved with this at the time, and the applicant has now asked him to explore with the commission whether or not a waiver could be taken into consideration. Mr. McVerry said that the client has had difficulty selling the lots and to require the sidewalks would only further prevent the advantageous marketing of the property. He said that the abutting streets don't have sidewalks. Keith said that he recommended the waiver to be approved. A discussion took place regarding past decisions on sidewalk waivers.

**VOTED:** 1-3-0 on a motion by Harry Jancis and seconded by Robert Pease to grant a sidewalk waiver to Westview Estates Subdivision.

<b>FOR</b>	<b>AGAINST</b>	<b>ABSTAIN</b>
Robert Pease	Deanna Krzykowski Robert Urbano Harry Jancis	

Anthony Whelan did not vote on the motion.  
Motion failed and no other vote was taken.

- B. Commission discussion/decision regarding the update to the 2001 Naugatuck Plan of conservation and Development.

Keith said that he sent out a letter to the five consultants inviting them to the RFP with the Scope of Work and gave them a list of consultant responsibilities. He said that there is a date of November 18, 2011 for receipt of the final RFP's and that from there interviews will be scheduled in early December. Robert Urbano asked if anyone had dropped out. Keith said that no one has dropped out.

5. **NEW BUSINESS:**

- A. Commission discussion/decision for Subdivision Plan of Chrzanowski Land 380-384 North Main Street, Naugatuck, CT Applicant: Peter Chrzanowski.

**VOTED:** Unanimously on a motion by Harry Jancis and seconded by Robert Urbano to grant all previous waivers discussed in the Public Hearing.

**VOTED:** Unanimously on a motion by Robert Pease to Approve the application with conditions of approval by Fire and Police Commissions for the property located at 380-384 North Main St.

B. Additional Items require a 2/3 vote.

**VOTED:** Unanimously on a motion by Robert Pease to add commission discussion/decision regarding reduction in bond for Hoadley Grove.

Wayne Zirolli said that as of this month there are only a few items remaining to be done as are listed in the report that was submitted. He said Mr. Kimmer would like the commission to entertain reducing the remaining bond from \$47,500.00 to \$28,500.00. Robert Pease asked if the missing reports and DVD's that require Wayne's review would alter the number depending on the review. Wayne replied that they might alter it but he didn't think by much.

**VOTED:** Unanimously on a motion by Robert Pease and seconded by Deanna Krzykowski to table the discussion/decision regarding reduction in bond for Hoadley Grove to the December 5, 2011 meeting.

6. CORRESPONDENSE

7. REPORT OF BURGESS LIASON  
There was no report.

8. ADJOURNMENT

**VOTED:** Unanimously on a motion by Robert Urbano and seconded by Deanna Krzykowski to adjourn the meeting at 7:38 P.M.

RESPECTFULLY SUBMITTED:

Deanna Krzykowski, Acting Secretary/sk