

**PLANNING COMMISSION  
REGULAR MEETING OCTOBER, 2011**

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

**MEMBERS:**

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

**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 Pease and seconded by Harry Jancis to move into Executive Session regarding Primrose Companies, LLC, inviting in staff, at 6:25 P.M

**VOTED:** Unanimously on a motion by Robert Pease and seconded by Harry Jancis to reconvene the regular meeting at 6:45 P.M.

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

The minutes were tabled to the November 7, 2011 meeting.

4. **OLD BUSINESS:**

- A. Commission discussion regarding recent Public Acts, statute changes, and local subdivision regulations.  
There was no discussion.

5. **NEW BUSINESS:**

- A. Commission discussion/decision concerning C.G.S Section 8-24 Referral from the Board of Mayor and Burgesses regarding the Reconstruction and Renovation of the Naugatuck High School.

Jim Sperry, Landscape Architect for Kaestle Boos Associates, Inc., New Britain, said that they are here tonight to give an overview of the project so the commission can determine if the project is in conformance with the plan of the Plan of Conservation and Development. Fred Khericha, presented an overview of the plan to the commission and submitted a site

plan. He said everything needs to comply with State requirements, and they need to bring the whole facility to code compliance in order for the State to reimburse the funds. He said they have identified various portions of the building that need minor work, major work, and there are areas such as the locker rooms that need new construction. He said the building currently has more square footage than what the student population requires right now, therefore, the Board of Ed offices will be moved into the building, which reduces the square footage of the school. Mr. Khericha also said that the school does not have any security at the present time, and they are proposing that all of the offices that are presently in the back be moved to the front, and then all the doors will have controlled access. He continued and said that the gym does not meet requirement and they plan to take seats out to build handicap access. Most areas are air conditioned and they need to see if they will be able to do the whole building. Mr. Khericha said that the Library is currently too big and they will make it a little smaller with a computer room with state of the art technology. Robert Pease asked if that would be part of the bonding, even though it will be obsolete after the bonding is passed. Mr. Khericha replied that it is part of the bonding and it is done at the end of the project. Robert Pease asked if the windows will be able to be opened. Mr. Sperry said that the problem with operable windows is that it isn't good for the system because it becomes imbalanced. Mr. Pease replied that if the windows can be opened then the air may not need to be run. Mr. Whelan asked if there would be any changes to electricity. Mr. Khericha said that the current solar roof will stay. A discussion took place regarding buses and parking. Robert Pease asked what changes will be made to the classrooms. Mr. Khericha said that the windows, ceiling, lights, sprinklers, floors will all be replaced and the rooms painted. He said the classroom doors will be handicap accessible. Anthony Whelan asked about security on classroom doors. Mr. Khericha said that the teachers will have keys. Robert Pease asked how much of the school will be out of commission at a time during the renovations. Mr. Khericha replied that some areas will be remodeled in phases and the school will not be interrupted. Anthony Whelan asked about the time frame. Mr. Khericha said about three years. A discussion took place regarding security concerns. Robert Pease asked how much it would cost to build if it started as just a pile of dirt. Mr. Khericha said that it goes according to State Guidelines for reimbursement and the minimum would be about 109 million for a brand new school. He said the cost of purchasing land is included. Jim Sperry explained the changes that would take place regarding the fields. Robert Pease asked if anything would be done along the tree line to secure the brook. Mr. Sperry said that it is off the property and they are not doing anything to encourage use of it. Anthony Whelan called for public comment. Deanna Hill asked about the elevator in the upper part of the auditorium and asked what would happen if there was a fire. Mr. Khericha and Jim Sperry explained the plans for emergency exit. Robert Pease asked how long the fields would be out of service over the three year cycle. Jim Sperry replied that they will keep the fields in use to

the greatest extent possible. Mr. Khericha said that they will be working with the Athletic Director.

**VOTED:** Unanimously on a motion by Harry Jancis and seconded by Robert Pease to send a Positive Report to the Board of Mayor and Burgesses that the plans meet the Plan of Conservation and Development.

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

Attorney Michael McVerry, 35 Porter Ave, Naugatuck, spoke on behalf of the applicants. He said that the subdivision was approved by the commission initially back in 2007, but due to bonding issues the map was never recorded. The applicants returned in 2008 and received an approval. He said the applicants are asking for the sidewalk requirement to be waived and submitted photos showing the property and the rural area it is in. Attorney McVerry said the applicant is seeking some consideration from the commission based on the overall status of the neighborhood as well as the current economics of the situation. Anthony Whelan said that there have been other developments up there and they didn't require sidewalks.

**VOTED:** Unanimously on a motion by Robert Pease and seconded by Harry Jancis to table the discussion to the November 7, 2011 meeting.

- C. Commission discussion/decision and setting of Public Hearing for Subdivision Plan of Chrzanowski Land 380-384 North Main Street, Naugatuck, CT Applicant: Peter Chrzanowski.

Michael McVerry, 35 Porter Ave, Naugatuck, said that the subdivision presently consists of two buildings, and that they received a variance from the Zoning Board of Appeals for the lot size and side line requirements. They are here for a subdivision because about 30 years ago one of the parcels was split off, they filed the application, and as part of the application they have requested five different waivers from the commission based upon the current condition of the property and the fact that no future development is being planned. Harry Jancis asked if the applicant plans to sell the property. Attorney McVerry said they want the ability to sell. A discussion took place regarding the specifics of the plans. A Public Hearing was set for November 7, 2011 at 6:30 P.M.

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

6. CORRESPONDENSE

Keith asked to talk about the scope of services. He explained it to the commission. Harry Jancis said that the deliverables are important and asked about copies. Robert Pease asked if everything in the scope of services is the responsibility of the vendor, and he asked how that works as far as public hearings. Keith said that a booklet is created out of each of the tasks and at the end you have a final document that has all of the material. Mr. Pease asked who puts it together. Keith replied that the consultants do, and then we work with them to try to reduce the cost.

7. REPORT OF BURGESS LIASON

There was no report.

8. ADJOURNMENT

**VOTED:** Unanimously on a motion by Robert Pease and seconded by Harry Jancis to adjourn the meeting at 8:10 P.M.

RESPECTFULLY SUBMITTED:

Deanna Krzykowski, Acting Secretary/sk