

**PLANNING COMMISSION
REGULAR MEETING October 1, 2012**

Anthony Whelan, Chairman, 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
Katherine Gabrielson, Alternate
Robert Urbano, Alternate

OTHERS:

Public: 0
Sue Goggin, Secretary
Wayne Zirolli, Borough Engineer

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

There was no executive session.

3. Review /Approval of the September 10, 2012 Regular Meeting Minutes.

This item was tabled until the November meeting.

4. OLD BUSINESS:

- A. Commission discussion/ decision regarding Planning Commission of the Borough of Naugatuck v. Primrose Companies, LLC.

This item was tabled to the next meeting.

- B. Commission discussion/decision regarding Fawn Meadow Subdivision Phase III, located near the intersections of Fawn Meadow Dr., Warm Earth Rd., Longwood Dr. and Morning Dove Rd. Applicant: Northeastern Development.

Wayne read a report from Keith into the record. Bob Pease asked that the letter from Wayne, as revised last month, dated September 4, 2012 be incorporated. Bob also asked that under the "Final Observation" bullets that reference statutes, he would like added, "in a timely manner". He would like any variances brought to the commission as he does it, so they can approve it. The commission said they need a complete set of modified maps from the applicant.

5. NEW BUSINESS

- A. Commission discussion/decision regarding a reduction in the Letter of Credit re Fieldstone Woods Subdivision, Field Street, Applicant: Robert Cyr.

Wayne said most of the required subdivision improvements have been constructed for Fieldstone Woods Subdivision. He said the applicant had requested that the commission consider a bond reduction. Wayne said he marked off the items that had been done from the subdivision bond estimate. He said he came up with about \$25,000 worth of work remaining to be completed. Wayne recommended that they reduce the bond to \$26,000 from \$120,000. A discussion ensued regarding the work that has been done. The commission discussed runoff from the site. The commission agreed that they would reduce the bond by 50% to \$60,000.

VOTED: Unanimously on a motion by Harry Jancis and seconded by Robert Pease to **REDUCE** the bond on Fieldstone Woods Subdivision to the amount of \$60,000.

- B. Additional items require a 2/3 vote.

VOTED: Unanimously on a motion by Harry Jancis and seconded by Robert Pease to add to the agenda a petition for a zone change at 848 New Haven Road from R-15 to NHRDD.

Attorney Kevin McSherry, representing Dean Rotatori, explained that they are looking to add a 2 acre piece, at 848 New Haven Road, to the New Haven Road Design District. This allows for the piece to be more advantageously developed. Attorney McSherry explained the location and layout of the property. The commission tabled this item until they receive official documentation from the Zoning Commission.

6. **ADJOURNMENT**

VOTED: Unanimously on a motion by Deanna Krzykowski and seconded by Harry Jancis to adjourn the meeting at 7:00 P.M.

RESPECTFULLY SUBMITTED:

Deanna Krzykowski, Acting Secretary/sg