

**PLANNING COMMISSION
CONTINUED PUBLIC HEARING SEPTEMBER 10, 2012 FOR 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**

MEMBERS:

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

OTHERS:

Public: 2
Sue Goggin, Secretary
Keith Rosenfeld, Town Planner
Wayne Zirolli, Borough Engineer

Commission Chair Tony Whelan asked if there was any feedback from the August 9, 2012 site walk. Kathy Gabrielson stated for the record that she was not present at the site walk. Keith said they reviewed the two areas where the stormwater would be discharged. They also examined the area where the perforated pipe was being proposed. They also saw the locations of the two cul-de-sac's and how much development needed to be done. Keith said he observed the drainage pipe and the detention pond. Tony asked if the public had any comments. Steve Poirier, of 3 Longwood Drive, requested that the easement for access to the storm drain be put on the record. Tony said that they would make it part of the decision. Wayne Zirolli, Borough Engineer, read a report dated September 4, 2012 for the record, including a punch list regarding stormwater management and drainage. Tony closed the public hearing.

Keith clarified that the commission has a full 65 days to make a decision.

**PLANNING COMMISSION
REGULAR MEETING September 10, 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, Absent

OTHERS:

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1. Tony Whelan led with the Pledge of Allegiance. He took attendance, and noted there was a quorum. He appointed Katherine Gabrielson 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 August 6, 2012 Regular Meeting Minutes.

VOTED: Unanimously on a motion by Kathy Gabrielson and seconded by Robert Pease to **ACCEPT** the August 6, 2012 regular meeting minutes as written.

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.

5. NEW BUSINESS

- A. Commission discussion/decision to rescind approval and release LOC for Westview Estates Subdivision, Andrew Mountain Road, Albert, Susan & Kenneth Yuravich.

Keith said he received a letter from Mr. Yuravich asking to revoke his subdivision. Mr Yuravich said he made every effort to make the subdivision work, but ultimately could not sell any lots. Keith said that Attorney Fitzpatrick approved the steps that need to be taken to do this. Keith read a memo dated September 10, 2012, titled "Decision to rescind approval of Westview Estates Subdivision" which outlines the steps to be taken.

VOTED: Unanimously on a motion by Kathy Gabrielson and seconded by Robert Pease to **GRANT** the request to rescind the approval of subdivision Westview Estates 8 lot subdivision on Andrew Mountain Road by Albert, Susan and Kenneth Yuravich by following the process outlined in the memo from Keith Rosenfeld dated September 10, 2012, subject to validation that no land has been transferred from Yuravich to anyone else.

VOTED: Unanimously on a motion by Harry Jancis and seconded by Kathy Gabrielson to **RELEASE** the LOC to Mr. Yuravich.

B. Additional items require a 2/3 vote.

There were no additional items.

The meeting was recessed at 6:12 P.M. until 6:30 P.M.

6. ADJOURNMENT

VOTED: Unanimously on a motion by Deanna Krzykowski and seconded by Kathy Gabrielson to adjourn the meeting at 6:50 P.M.

PLAN OF CONSERVATION AND DEVELOPMENT UPDATE WORKSHOP
AGENDA

RESPECTFULLY SUBMITTED:

Deanna Krzykowski, Acting Secretary/sg