

**PLANNING COMMISSION  
CONTINUED PUBLIC HEARING AUGUST 6, 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

**OTHERS:**

Public: 4  
Sue Goggin, Secretary  
Keith Rosenfeld, Town Planner  
Wayne Zirolli, Borough Engineer

Jim Cummings, attorney for Northeast Development, LLC, said he wanted to respond to the neighbor's concerns about drainage in the area. He said in the area where the homeowner's properties are, there has been no development on Northeastern's property. There has been no moving of any soil that could cause drainage issues. However, he said that ultimately there is a plan for drainage. Jim showed the proposed drainage and also where the undeveloped property is. A discussion ensued regarding the number of catch basins and the size of the pipes to be used. Bill Bette, explained that they will run a leg off any area where they can to tie the homeowners into the drainage system. Jim reiterated that much of the water that is coming into the neighbor's properties is not coming from Northeast Development, but from other areas adjacent to the Fawn Meadow Subdivision. He said as much as they can they will divert the water, but the homeowners will need to tap into the line that Northeast is going to run to the edge of their properties. A discussion ensued regarding the drainage pond's ability to hold the additional water. It was concluded that only three homeowners would be tying into the system and that the system would be able to handle the approximately additional one acre of drainage based on Mr. Bette's testimony. Harry asked where the drainage calculations were. Wayne said he hadn't gotten them yet. Tony Whelan opened the meeting up for public comment. Steve Poirier, of 3 Longwood Drive, said his property is wetter than it used to be. He also said he was concerned with the drainage dumping 30 feet from the bottom section of his property. He is also concerned with it backing up onto his property. Wayne said the outfall looks fine, but possibly they might look at extending it some. He will look at it and meet with the homeowner. Steve asked about the "no man's land" next to his property that he brought up at the last meeting. Keith said it was Fawn Meadow's land all along. When the town originally reviewed the subdivision in 2002, the land went from Fawn Meadow's property right to the abutting neighbors with nothing in between. Ed Hiney, of 115 Warm Earth Road, said he would like the excavating moved further from his property line. Bill said he will put up silt fence against his property. He said they will not go on Ed's land without his permission. There was no more public comment. Bill said he would agree to an extension so the commission could go on a site walk to Fawn Meadow. A site walk was set for Thursday August 9, 2012 at 6:00 PM. They will meet at 115 Warm Earth Road. The public hearing was set for September 6, 2012 at 6:00 PM.

**PLANNING COMMISSION  
REGULAR MEETING August 6, 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: 4  
Sue Goggin, Secretary  
Keith Rosenfeld, Town Planner  
Wayne Zirolli, Borough Engineer

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 June 4, 2012 and July 2, 2012 Regular Meeting Minutes.

**VOTED:** 4-0-2 on a motion by Robert Pease and seconded by Harry Jancis to **ACCEPT** the June 4, 2012 regular meeting minutes as written.

| <b><u>FOR</u></b> | <b><u>AGAINST</u></b> | <b><u>ABSTAIN</u></b> |
|-------------------|-----------------------|-----------------------|
| Anthony Whelan    |                       | Deanna Krzykowski     |
| Robert Pease      |                       | Katherine Gabrielson  |
| Harry Jancis      |                       |                       |
| Robert Urbano     |                       |                       |

**VOTED:** 4-0-2 on a motion by Deanna Krzykowski and seconded by Robert Pease to **ACCEPT** the July 2, 2012 regular meeting minutes as written.

| <b><u>FOR</u></b> | <b><u>AGAINST</u></b> | <b><u>ABSTAIN</u></b> |
|-------------------|-----------------------|-----------------------|
| Anthony Whelan    |                       | Katherine Gabrielson  |
| Robert Pease      |                       | Harry Jancis          |
| Robert Urbano     |                       |                       |
| Deanna Krzykowski |                       |                       |

**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 the installation of a gate at its Dunn Avenue entrance to the Hoadley Grove Subdivision to determine compliance to subdivision approval.

Wayne showed the commission pictures of the lock that Mr. Kimmer installed. Harry asked about the arrangement for the key. Wayne said the fire department has a key to the lock. Tony clarified that the fire and police departments have access to the key.

**VOTED:** Unanimously on a motion by Harry Jancis and seconded by Kathy Gabrielson to **ACCEPT** the gate and lock as being in compliance with the Planning Commission's request.

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

Keith said the consultants will be meeting with the commission at the September meeting. They will be coming in with data that they have collected over the past few months. This is the first stage in their visioning process.

## 5. NEW BUSINESS

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

**VOTED:** Unanimously on a motion by Kathy Gabrielson and seconded by Bob Pease to **ADD** discussion/decision related to reducing the bond for the Hoadley Grove subdivision to the agenda.

Wayne said Mr. Kimmer is requesting a reduction of the bond to \$18,600. The balance of the bond should cover the rest of the work to be done.

**VOTED:** Unanimously on a motion by Deanna Krzykowski and seconded by Kathy Gabrielson to reduce the bond to \$18, 600.

Wayne asked the commission to add to the agenda the possible acquisition of a private parcel located in the roadway on Auburn Street. He said that in order to accept the street, they need to arrange to buy the parcel.

**VOTED:** Unanimously on a motion by Kathy Gabrielson and seconded by Bob Pease to **ADD** the town engineer's proposed acquisition of private parcel of property located in Auburn Street to the agenda.

Harry said it was an old street and wondered why this happened. Wayne explained that it was missed. He said fortunately it is a separate parcel. Tony said that the town has been using it so they really have to buy it. Wayne said the owner really should get some compensation. Keith suggested that they are looking for an 8-24 referral, as a municipal

acceptance of land. The commission agreed that Wayne is asking them to make a recommendation for the town to negotiate for the property.

**VOTED:** Unanimously on a motion by Harry Jancis and seconded by Kathy Gabrielson to recommend that the town acquire the portion of Auburn Street under Section 8-24 subject to a title search.

**VOTED:** Unanimously on a motion by Kathy Gabrielson and seconded by Bob Pease to **ADD** to the agenda discussion on the condition of the road at Longwood Drive.

Gary Pomerenk, of 6 Longwood Drive explained that there are road patches and sinkholes at the end of the road. He said the plows don't like to even go on his road. Harry said they will look at it, but he is pretty sure it is the street department that will handle that. Wayne said he will look at it and be in touch. Lynn, Poirier, of Longwood Drive said she has contacted Public Works 2 or 3 times with no response. She clarified that the road is sinking and that it's not just cracks. Wayne will look at the road.

**VOTED:** Unanimously on a motion by Bob Pease and seconded by Kathy Gabrielson to adjourn the meeting until 6:30 PM.

The meeting reconvened at 6:30 PM.

6. **CORRESPONDENCE**

There was no correspondence.

7. **REPORT OF BURGESS LIASON**

There was no report.

8. **ADJOURNMENT**

**VOTED:** Unanimously on a motion by Kathy Gabrielson and seconded by Deanna Krzykowski to adjourn the meeting at 7:08 P.M.

RESPECTFULLY SUBMITTED:

Deanna Krzykowski, Acting Secretary/sg