

**PLANNING COMMISSION
REGULAR MEETING FEBRUARY 13, 2012**

Robert Pease opened the 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
Katherine Gabrielson, Alternate, Absent
Robert Urbano, Alternate

OTHERS:

Public: 0
Sue Goggin, Secretary
Keith Rosenfeld, Town Planner

1. In the absence of Tony Whelan, Robert Pease led with the Pledge of Allegiance. He took attendance, and noted there was a quorum. He appointed Robert Urbano as a regular voting member in place of Lois Braziel.
2. Executive session with Borough Attorney Edward Fitzpatrick.

There was no executive session.

3. Review /Approval of the January 2012 Regular Meeting Minutes.

VOTED: 3-0-1 on a motion by Deanna Krzykowski and seconded by Robert Urbano to accept the January 2012 regular meeting minutes as written.

4. **OLD BUSINESS:**

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

Keith asked if there were any comments on the set of sample questions that he passed out. Harry asked about their deliverables. Keith said they will ask them directly what they expect to deliver. Robert Pease said he would like to get a definition of electronic format for anything that they want to deliver, so that they give it to them in the right format. Deanna commented that she felt that it was important to get a sense of what their processes are regarding defining deadlines. Keith said they want a firm that will act on its own. Deanna would like that addressed specifically. The commission would like a firm that keeps them in the loop, but yet works independently. There was more discussion regarding the Plan of Development for the Borough.

- 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.

Keith sent a letter to Mr. Kimmer giving him until March. Harry said they should check with the Borough Attorney and see what courses of action are available to the commission if Mr. Kimmer does not comply with their request. Keith will contact the Borough Attorney.

5. NEW BUSINESS:

- A. Commission/discussion/decision regarding a referral from the Naugatuck Zoning Commission per a Special Permit Application for 11 dwelling unit residential housing use located at 56 Terrace Avenue. Applicant: Attorney Kevin McSherry.

Attorney McSherry, 38 Fairview Avenue, began by explaining that the project used to be the group home called Terrace Hall. His client, Doug Columb, wants to convert it into an 11 unit apartment building. The units are all 350-400 square feet each. They are proposing 22 parking spaces. A discussion ensued regarding parking. He said the owner has a business in town, so he will be there to run the tenants on a regular basis. Nine of the units will be efficiency and 2 of them will be one bedroom units. Attorney McSherry showed the commission a floor plan of the building. It was deemed that the exterior lighting would have to be approved by the Zoning Commission. Attorney McSherry said they are notifying the neighbors of the project.

VOTED: Unanimously on a motion by Harry Jancis and seconded by Deanna Kryzkowsky, to give a positive referral to the Zoning Commission in the matter of the 11 dwelling unit residential housing located at 56 Terrace Avenue.

- B. Commission discussion/decision regarding a referral from the Naugatuck Zoning Commission per a Special Permit Application for a commercial/residential use located at 1177 New Haven Road. Applicant: David Hughes, P.E., L.S.

David Hughes, 57 Norway Street, Oakville, stated that he was there on behalf of applicant, Eric Huang, who owns the restaurant Hunan Wok. They have come before the commission regarding 1177 New Haven Road. He showed them preliminary plans and explained the plan they came up with was the best for the maximum number of parking places. They are asking for a Special Permit to allow the owner to move his building to the lot next door. They are proposing to put the building in the back of the lot for the following reasons:

1. There is only access to the property from New Haven Road.
2. To maximize parking.
3. To create a treatment facility to collect all the storm water runoff.

The building is proposed in 2 phases. The first phase will be for the restaurant and its second floor where there will be two residential units. Phase II will be a configuration of one or two units for retail or potentially

a small office. A discussion ensued regarding the number of parking spaces. It was agreed upon that the zoning commission would handle the parking issues. Mr. Hughes said they will be widening the driveway to meet commercial requirements. They will be removing 265 yards of materials. The commission had a discussion regarding proximity of fire hydrants and fire truck access to the building. It was decided that the Fire Commission would review the plans.

VOTED: Unanimously on a motion by Harry Jancis and seconded by Robert Urbano to give a positive referral to the Zoning Commission on the matter of a Special Permit for 1177 New Haven Road, David Hughes, applicant.

C. Additional Items require a 2/3 vote.

There were no additional items.

6. **CORRESPONDENCE**
There was no correspondence.

7. **REPORT OF BURGESS LIASON**
There was no report.

8. **ADJOURNMENT**

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

RESPECTFULLY SUBMITTED:

Deanna Krzykowski, Acting Secretary/sg