

**PLANNING COMMISSION  
CONTINUED PUBLIC HEARING JULY 2, 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, Absent  
Lois E. Braziel, Secretary, Absent  
Deanna Krzykowski  
Katherine Gabrielson, Alternate, Absent  
Robert Urbano, Alternate

**OTHERS:**

Public: 5  
Sue Goggin, Secretary  
Keith Rosenfeld, Town Planner

Tony Whelan opened the public hearing at 6:30 P.M. Keith began by letting the commission know that letters had been sent to the adjoining property owners and that all the taxes are paid. Attorney James Cummings, of 21 Holmes Avenue, Waterbury, said he was there representing Northeastern Development, LLC, the owners of Fawn Meadow Subdivision. Their approval was set to expire last month and they are asking to extend the approval process by 5 years. Attorney Cummings gave a brief overview of the project. Mike Bette said Lots 84-95 have not been completed. He said it is all raw land on Warm Earth. He said there are 22 unsold lots on developed roads and after Warm Earth there will be another 24 lots. He said essentially 50% of Phase III is complete and the other 50% has not been worked on. Gary Pomerenk, 6 Longwood Drive, said he gets all the runoff from the hill onto his property. He wanted to know if they are going to put any drainage in. He also said the road is sinking and he wondered if they would fix it when they put the road through. Mike Bette said the road is town property and he can't do anything about it. He said regarding the drainage runoff that they have not done any work on either side of Warm Earth Road. He thought any drainage problems existed before they bought their house. Keith and Wayne said they will review this. Amy Pomerenk said she spoke with Bill Bette and he noted how much water came down the hill, before she even mentioned it, and said they were going to take care that. Steve Poirier, of 3 Longwood Drive, said they have lived there long enough to see the water flow increase as the construction went on. He said his main concern was as the building continues that his property will be more flooded than already is. He said there was an easement placed for Mulberry Street that used to run all the way into Prospect on the other side of the reservoir that's still there. He said that doesn't show up anywhere. He said as far as he knew it ran right along his property line. He said his main concerns were water getting onto his property and not being taken care of and an easement being taken over. He said he asked when he moved in who owned the property next door and it was not Northeast Development. Mike Bette said they haven't done any work on Warm Earth Road so he's not sure how they could have caused an increase in drainage. He said he is not aware of what happened to an easement for Mulberry Street Extension. He would have to look into

that with the town. Keith said he didn't believe there was any easement. He said when they first walked the site, they did find a no-man's land between Fawn Meadow's property and the homes along Meadow Street. Keith said he will ask the applicant and also do some research. There were no more questions from the public. Tony continued the public hearing until August 6<sup>th</sup> at 6:30 P.M.

**PLANNING COMMISSION  
REGULAR MEETING July 2, 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, Absent  
Lois E. Braziel, Secretary, Absent  
Deanna Krzykowski  
Katherine Gabrielson, Alternate, Absent  
Robert Urbano, Alternate

**OTHERS:**

Public: 5  
Sue Goggin, Secretary  
Keith Rosenfeld, Town Planner  
Attorney Edward Fitzpatrick

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.

**VOTED:** Unanimously on a motion by Robert Pease and seconded by Deanna Krzykowski to recess to Executive Session regarding litigation at 6:02 PM.  
At 6:30 PM, the commission was called to order.

No decision was made during the Executive Session in the matter of Primrose V. Naugatuck Planning Commission.

3. Review /Approval of the June 4, 2012 Regular Meeting Minutes.

This item was tabled until the August meeting.

**4. OLD BUSINESS:**

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

This item was tabled.

- 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 said that Fire Chief Ken Hanks gave Mr. Kimmer an application for an approved padlock for the gate. The padlock will suffice in place of a lockbox. Keith said Mr. Kimmer has incentive to obtain the lock quickly so that his bond can be reduced. Wayne said he will report to the commission once it is installed.

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

Keith said the meeting on June 28 with representatives from Fitzgerald and Halliday went very well. There were a number of Borough employees and residents who attended and had some good comments. He said they would welcome the commission's questions and opinions. The commission asked Keith to update them at the next meeting.

5. **NEW BUSINESS**

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

There were no additional items.

6. **CORRESPONDENCE**

7. **REPORT OF BURGESS LIASON**

There was no report.

8. **ADJOURNMENT**

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

RESPECTFULLY SUBMITTED:

Deanna Krzykowski, Acting Secretary/sg