

**PLANNING COMMISSION
CONTINUED PUBLIC HEARING JUNE 4, 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, Absent
Katherine Gabrielson, Alternate, Absent
Robert Urbano, Alternate

OTHERS:

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

The applicant submitted a letter to postpone the opening of the Public Hearing which was accepted by the commission.

**PLANNING COMMISSION
REGULAR MEETING June 4, 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, Absent
Katherine Gabrielson, Alternate, Absent
Robert Urbano, Alternate, Absent

OTHERS:

Public: 0
Sue Goggin, Secretary
Keith Rosenfeld, Town Planner
Attorney Frank Pilicy
Attorney Edward Fitzpatrick

1. Tony Whelan led with the Pledge of Allegiance. He took attendance, and noted there was a quorum.
2. Executive session with Borough Attorney regarding Planning Commission of the Borough of Naugatuck v. Primrose Companies LLC.

VOTED: Unanimously on a motion by Harry Jancis and seconded by Robert Pease to recess to Executive Session regarding litigation at 6:10 PM.
At 6:40 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 May 7, 2012 Regular Meeting Minutes.

VOTED: Unanimously on a motion by Harry Jancis and seconded by Robert Pease to **APPROVE** the May 7, 2012 meeting minutes with corrections.

4. OLD BUSINESS:

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

Attorney Pilicy said he had nothing else to say regarding this matter. Harry Jancis asked if Mr. Guedes still has current options on the land because if they don't have current option then they can't build on the land. Harry said that the applicant said that they didn't receive notice that the options expired. Ned said that the Borough has signed a contract for a portion of the land. He said it is a public and historical fact. Ned suggested

that the commission go into executive session. Tony said no decision will be made regarding this matter.

VOTED: Unanimously on a motion by Harry Jancis and seconded by Robert Pease to go into executive session for the purpose of discussing the legal strategy in regards to the Borough of Naugatuck v. Primrose Companies at 6:10 P.M..

<u>FOR</u>	<u>AGAINST</u>	<u>ABSTAIN</u>
Tony Whelan		
Robert Pease		
Harry Jancis		

Tony reopened the meeting at 6:45 P.M.

- 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.

Mr. Kimmer, of 21 Seth Drive, said he was there to find out what the concern is with the gate. Tony said the commission is frustrated by the fact that the gate is not what they asked for. Bob Pease said the gate is inadequate, it doesn't have the requisite keying for the police and fire for limited access and other items that were conditions on the approval, such as concrete pillars, a steel gate, not attached to a house, a key box for the fire chief and the police chief. Mr. Kimmer said none of that was ever stipulated in his subdivision approval. He said there are no specifications on how to build the gate or what it should look like and it was inspected the first time and approved by the Borough. He said he moved the gate, at the commission's request and concreted into the ground. He said there was no plan that they wanted the gate built a certain way. Tony said it was his recollection that they wanted a gate with a lockbox with access for the police and fire departments. Mr. Kimmer said he was never aware of a lockbox. Tony said that was on the original subdivision approval. Attorney Fitzpatrick suggested that Mr. Kimmer consult with the Fire Chief about his requirements and also about getting a lockbox through the fire department. Wayne said he will contact Chief Hanks and report at the next meeting. Ned suggested that Mr. Kimmer install the lockbox and Wayne inspect the work. Mr. Kimmer asked that the bond be reduced to \$18, 600. They agreed that once the gate was installed, they would consider that. A discussion ensued regarding other emergency access gates in town. The commission agreed that they would wait until the lock box was installed before making a decision on the bond. No further discussion took place.

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

Keith said they have a contract signed by the mayor. They will start the meeting processes soon.

5. **NEW BUSINESS**

A. Additional items require a 2/3 vote.

VOTED: Unanimously on a motion by Harry Jancis and seconded by Robert Pease to **ADD** discussion/decision regarding a referral from the Zoning Commission for a Special Permit for renovations to Naugatuck High School located on Rubber Avenue and the project's adherence to the 2001 Plan of Conservation and Development.

Jim Sperry, with Kaestle Boos Associates, explained that they will be doing a complete renovation of the high school. He showed the commission a few modifications that will be made. He explained the additions, the drainage, the parking and the traffic patterns. A discussion ensued regarding drainage. Jim pointed out the location of two gates that will have locks on them. Harry asked about cleaning the water collection tanks. Jim said they will have a maintenance program.

VOTED: Unanimously on a motion by Harry Jancis and seconded by Robert Pease to give a positive referral to the Zoning Commission for a Special Permit for renovation to Naugatuck High School located on Rubber Avenue, based on its adherence to the 2001 POCD.

Wayne explained that the Parks Department wants to install 4 lights around the baseball field on Hop Brook School property. Wayne showed them on a map where the lights would be situated. Tony asked what the hours of operation would be. Wayne said until 9 P.M. and they would be regulated by the coaches. Letters to the abutting property owners would be sent out on June 5, 2012.

VOTED: Unanimously on a motion by Robert Pease and seconded by Harry Jancis to send the Zoning Commission a positive referral for a Special Permit for the Borough of Naugatuck for the installation of lights at Hop Brook School, as being in compliance with the existing Plan of Conservation and Development.

6. **CORRESPONDENCE**

Keith said that he received a letter from Mr. Yuravich regarding his subdivision. He recommended that they refer the letter to the Borough Attorney for his opinion.

VOTED: Unanimously on a motion by Robert Pease and seconded by Harry Jancis to **REFER** the letter to Attorney Fitzpatrick for advice.

7. **REPORT OF BURGESS LIASON**

There was no report.

8. **ADJOURNMENT**

VOTED: Unanimously on a motion by Robert Pease and seconded by Harry Jancis to adjourn the meeting at 7:37 P.M.

RESPECTFULLY SUBMITTED:

Deanna Krzykowski, Acting Secretary/sg