

**PLANNING COMMISSION
PUBLIC HEARING APRIL 1, 2013
PROPOSED 6 LOT SUBDIVISION AT 68 ARCH STREET
APPLICANT: ALX VENTURES, LLC**

Robert Pease, Vice Chairman, opened the Public Hearing at 6:15 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
Robert Urbano, Alternate

OTHERS:

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

Keith explained that the Public Notices regarding the hearing were in the newspaper on March 22nd and 29th. He said proper notices of the Public Hearing were sent by certified mail to the abutters. Also, a tax collector's report has been received along with an engineer's report. He said they have a complete application. Attorney McVerry, 35 Porter Avenue, explained that he was there representing the applicant, ALX Ventures, LLC. He explained the subdivision plans. He said the 6 lots all comply with the Zoning Regulations. They have received approvals from the Fire, Police and Water Pollution Control Commissions, but are waiting to go before the Wetlands Commission, however there are no wetlands on the property. He said the closest watercourse is at least 200 feet away. Scott Poriander, professional engineer with CT Consulting Engineers, explained that they are proposing 6 residential homes, to be serviced by city water and city sewer. They will be installing new sidewalks upon the recommendation of the Borough Engineer. They will be installing underground retention systems for the runoff. He explained that they will be removing the retention wall along Lots 1, 2 & 3 and regarding the sites. There was a discussion on the slope of the driveways. Bob Pease if they are only requesting 2 waivers at this time. Attorney McVerry said that is correct. The commission set a site walk for April 8, 2013 at 5:30 P.M. The commission will meet on Scott Street. Bob Pease asked for public comment. Ron Cabral, of 77 Arch Street, asked if, according to the regulations, an added 11 feet was added onto the corner lot. He explained that he is not against the project but he was just concerned. He owns a corner lot across the street. There was no other public comment. The commission continued the public hearing until the May 13th meeting.

**PLANNING COMMISSION
REGULAR MEETING April 1, 2013**

Robert Pease, Vice Chairman, 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
Robert Urbano, Alternate

OTHERS:

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

1. Robert Pease 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 Tony Whelan and Kathy Gabrielson 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 March 4, 2013 Meeting Minutes.

VOTED: 4-0-1 on a motion by Kathy Gabrielson and seconded by Robert Urbano to **ACCEPT** the March 4, 2013 Meeting Minutes as written.

FOR

Robert Pease
Robert Urbano
Deanna Krzykowski
Kathy Gabrielson

AGAINST

ABSTAIN

Harry Jancis

4. OLD BUSINESS:

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

There was no discussion on this item.

- B. Commission Discussion/decision and setting of Public Hearing regarding a proposed 6 Lot Subdivision at 68 Arch Street, Applicant: ALX Ventures, LLC

There was no further discussion.

5. NEW BUSINESS

- A. Commission discussion/decision and setting of Public Hearing regarding a Referral from the Naugatuck Zoning Commission for amendments to Section 27 (Signs) of the Naugatuck Zoning Regulations, Applicant: Naugatuck Zoning Commission

VOTED: Unanimously on a motion by Kathy Gabrielson and seconded by Bob Urbano to table items 5A & 5D from the Naugatuck Zoning Commission until the next meeting.

- B. Commission discussion/decision regarding a Referral from the Naugatuck Zoning Commission for a Special Permit application, for the excavation of more than 350 yards of earth material located at 543 Rubber Avenue, Naugatuck High School; Applicant: O & G Inc., Borough of Naugatuck

Jim Sperry, with Kaestle Boos Associates, the architects for the project and Joe Vitro, construction manager for O & G Industries, were there to explain the excavation process. Jim said that nothing has changed on the plans except that they added a few notes which were requested by the Zoning Commission. The additions outline the conditions in terms of sediment and erosion control. The additions couldn't be addressed initially because they didn't have a contractor, therefore they didn't know how much material the contractor would be handling. The purposes of the removal are to install a new drainage system and storm water management. Attorney Fitzpatrick explained that the applicant didn't know the quantities initially and once they got them, Borough officials thought a Special Permit application was appropriate for this excavation.

VOTED: Unanimously on a motion by Kathy Gabrielson and seconded by Deanna Krzykowski to send a positive referral to the Zoning Commission for a Special Permit application, for the excavation of more than 350 yards of earth material located at 543 Rubber Avenue, Naugatuck High School; Applicant: O & G Inc., Borough of Naugatuck

- C. Commission discussion/decision regarding a request from Northeastern Development LLC to extend the filing of the Mylar for the Fawn Meadow Subdivision, Section 3 by an additional 90 days. (New expiration date shall be July 30, 2013.)

Keith said the applicant is working with the Borough Attorney and is asking for an extension to file the Mylar. Borough Attorney Ned Fitzpatrick said they are in discussion with the developer's counsel regarding the conservation easements. He said there are also some underlying drainage easements that they are working on.

VOTED: Unanimously on a motion by Kathy Gabrielson and seconded by Harry Jancis to **GRANT** the request for extending the Mylar for the Fawn Meadow Subivision Section III by an additional 90 days making the new expiration date July 30, 2013.

- D.** Commission discussion/decision regarding a Referral from the Naugatuck Zoning Commission for changes to Section 42 (topsoil, sand and gravel) of the Naugatuck Zoning Regulations, Applicant: Naugatuck Zoning Commission

VOTED: Unanimously on a motion by Kathy Gabrielson and seconded by Bob Urbano to table items 5A & 5D from the Naugatuck Zoning Commission until the next meeting.

- E.** All new items will require a 2/3 vote.

6. ADJOURNMENT

VOTED: Unanimously on a motion by Kathy Gabrielson and seconded by Deanna Krzykowski to adjourn the meeting at 7:00 P.M.

RESPECTFULLY SUBMITTED:

Deanna Krzykowski, Acting Secretary/sg