

PLANNING COMMISSION
August 5, 2013
CONTINUED PUBLIC HEARING ON PONDVIEW ESTATES

Anthony Whelan, Chairman, opened the Public Hearing at 6:15 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: 1
Sue Goggin, Secretary
Keith Rosenfeld, Town Planner
Jim Stewart, Public Works Director
Steve Macary, ZEO

Keith said this is a Public Hearing to determine if we need to call the bond for the Pondview Estates Subdivision. He said the applicant's are present to explain where they are in the process. Mark Perreira, P.E., said he was there representing his father who is the developer for AFP Construction. He said he was there to give an update relative to the improvements that are outstanding for Pondview Estates with the intent of continuing the public hearing so they can continue to work with the town in completing the outstanding improvements. He said it is a 6 lot subdivision on the corner of Wooster Street and Donovan Road. He said 5 lots have been constructed with the exception of the one closest to the wetland/pond. He said he submitted a letter today detailing the subdivision's outstanding work. He said along Wooster Street, of the nineteen trees originally planted, two have died and need to be replaced. Also, they widened the road but it needs to be re-graded. He said there is also 20' of curb which needs to be replaced and approximately 50' of sidewalk that needs to be repaired. On Wooster Street they constructed a 30 gallon fire tank to serve the subdivision itself and adjacent properties. They also installed a catch basin on Wooster Street. He said since they met with Mr. Zirolli, they have installed the erosion and sediment control in order to do the improvements along Donovan Road for the 580 feet of sidewalk and curb. He said they are looking to have the improvements done along Donovan Road by August 30th. Then they will be moving along to Wooster Street to work on the improvements discussed there. Jim Stewart said he is most concerned with the paving on Wooster Street and having it done by September 30th, so the bond could be pulled at the October meeting if they need to. The current bond is \$90,000 and would cover the cost to repair the road if need be. There was no public comment. The Public Hearing was continued until the September meeting.

**PLANNING COMMISSION
REGULAR MEETING August 5, 2013**

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: 1
Sue Goggin, Secretary
Keith Rosenfeld, Town Planner
Jim Stewart, Public Works
Steve Macary, ZEO

1. Anthony 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 Harry Jancis.
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 July 1, 2013 Meeting Minutes.

VOTED: Unanimously on a motion by Deanna Krzykowski and seconded by Robert Pease to **ACCEPT** the July 1, 2013 Meeting Minutes as written.

4. OLD BUSINESS:

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

No discussion took place. This item was tabled until next month.

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

No discussion took place. This item was tabled until next month.

- C. Commission discussion/decision regarding a Referral from the Naugatuck Zoning Commission for zone changes to the current zoning map so it may adhere to the Plan of Conservation and Development. Applicant: Naugatuck Zoning Commission

Keith explained the proposed zone changes to the commission. He said there are three general areas being proposed to change from industrial due to recommendations from the Plan of Conservation and Development. He explained the strategies involved. Keith said the zoning proposals are

directly related to the economic development strategy. He said every owner, whose property is in the proposed zone change areas, has been notified. Alec Wargo, 1058 Rubber Avenue, said he and his neighbor's primary concern is the area of Rubber Avenue that is zoned industrial. He said that area is being used as industrial and they don't want it to be changed to residential anything. He said he and his son may want to expand their businesses and they could not do that if the zone is changed. He said his neighbor is a masonry contractor and doesn't want to stop his business. The commission said they would like to vote on each area individually.

VOTED: Unanimously on a motion by Deanna Krzykowski and seconded by Bob Pease to send a **POSITIVE REFERRAL** to the Zoning Commission for proposed zone changes in the Rubber Avenue area from I-2 to RADD for the following properties:

I-2 to RADD

- | | | | |
|----|----------|----------------|---------------------|
| 1. | 046-7202 | 850 Rubber Ave | Preta |
| 2. | 046-7201 | Rubber Ave | Preta |
| 3. | 067-6700 | Rubber Ave | Thurston Energy Inc |
| 4. | 067-6600 | 0 Rubber Ave | Thurston Energy Inc |
| 5. | 025-7002 | Rubber Ave | LOR Management |

VOTED: Unanimously on a motion by Deanna Krzykowski and seconded by Bob Pease to send a **POSITIVE REFERRAL** to the Zoning Commission for proposed zone changes in the Rubber Avenue area from I-2 to R-15 for the following properties:

I-2 to R-15

- | | | | |
|----|----------|----------------|---------|
| 1. | 015-0420 | 38 Crofut Rd | Juhasz |
| 2. | 038-5500 | Rubber Ave Ext | Liguori |
| 3. | 015-0421 | Crofut Rd | Woodard |
| 4. | 008-4300 | Crofut Rd | Arcuri |
| 5. | 020-0400 | Webb Rd | Edwards |
| 6. | 015-0620 | Crofut Rd | Daikus |

VOTED: Unanimously on a motion by Deanna Krzykowski and seconded by Bob Pease to send a **POSITIVE REFERRAL** to the Zoning Commission for proposed zone changes in the Rubber Avenue area from I-2 to R-30 for the following properties:

I-2 to R-30

- | | | | |
|----|----------|-----------|----------------------------|
| 1. | 001-9500 | 0 Webb Rd | Landsman |
| 2. | 058-7110 | Webb Rd | Spinelli |
| 3. | 058-7111 | Webb Rd | Long Meadow Brook |
| 4. | 058-6900 | Webb Rd | Views at Long Meadow Brook |
| 5. | 058-7000 | Webb Rd | Views at Long Meadow Brook |
| 6. | 015-3600 | Hill Rd | Dandeneau |

VOTED: Unanimously on a motion by Deanna Krzykowski and seconded by Bob Pease to send a **POSITIVE REFERRAL** to the Zoning Commission for proposed zone changes in the Spring Street area from I-2 to R-15 for the following properties:

I-2 to R-15

- | | | | |
|----|----------|---------------|---------------------------|
| 1. | 056-5400 | 44 Gus St | Rodrigues |
| 2. | 046-8932 | 0 Mallane La | Triple C Realty |
| 3. | 046-8940 | 40 Mallane La | Fiermont |
| 4. | 046-8934 | 0 Mallane La | Carrelo |
| 5. | 046-8933 | 72 Mallane La | Oliviera |
| 6. | 002-2631 | 0 Mallane La | Riverview Mobile Home Est |

VOTED: Unanimously on a motion by Deanna Krzykowski and seconded by Bob Pease to send a **POSITIVE REFERRAL** to the Zoning Commission for proposed zone changes in the Spring Street area from I-2 to R-15 for the following properties:

I-2 to R-15

- | | | | |
|-----|----------|-------------------|----------------------|
| 1. | 075-0300 | 100 School St | Polish Falcons |
| 2. | 066-1180 | 122 School St | Sweeney |
| 3. | 034-1500 | 150 School St | Brooks |
| 4. | 021-1600 | 156 School St | Lavranchuk |
| 5. | 028-2751 | 93 School St Ext | Haupler |
| 6. | 040-4710 | 103 School St Ext | Summa |
| 7. | 070-3060 | 113 School St Ext | Walkuski |
| 8. | 072-7800 | 174 School St | Stopper |
| 9. | 019-5931 | 115 School St Ext | Evans |
| 10. | 001-8800 | 0 School St Ext | Republic Realty, LLC |
| 11. | 005-1970 | 132 School St Ext | Josselyn |
| 12. | 065-3800 | 0 School St | Telesca |

VOTED: 3-1-0 on a motion by Bob Urbano and seconded by Bob Pease to send a **POSITIVE REFERRAL** to the Zoning Commission for proposed zone changes in the Rubber Avenue area from I-2 to R-65.

FOR

Tony Whelan
Bob Urbano
Bob Pease

AGAINST

Deanna Krzykowski

ABSTAIN

I-2 to R-65

- | | | | |
|----|----------|------------|-------|
| 1. | 053-8750 | Rubber Ave | Preta |
| 2. | 070-5710 | Rubber Ave | Wargo |
| 3. | 070-5700 | Rubber Ave | Wargo |
| 4. | 070-5720 | Rubber Ave | Wargo |
| 5. | 070-0573 | Rubber Ave | Wargo |
| 6. | 056-2261 | Rubber Ave | Wargo |

5. NEW BUSINESS

- A.** Commission discussion/decision to set Public Hearing to expire the Pondview Estates Subdivision, file on the land records a notice of such expiration and call the surety on said subdivision to the extent necessary to complete the bonded improvements and utilities required to serve those lots.

No discussion took place. This item was tabled until the next meeting.

- B.** Commission discussion/decision regarding previously approved existing Level Spreader and Borough Maintenance Responsibilities and referral to the Mayor and Board of Burgesses, Fawn Meadow Subdivision. Presentation to be made by the Borough Engineer and/or Director of Public Works.

Keith explained that next to the Prospect line, there is a drainage easement that takes some road drainage and drains it into a level spreader which allows it to go into the open space. When the previous Planning Commission worked on this 11 years ago, the Commission neglected to require a Neighborhood Association from the applicant. It has become the Borough's responsibility. Jim Stewart said the maintenance of it is not a big deal. They wanted to discuss with the Planning Commission before they went before the Borough Board asking for the town to take this responsibility.

- C.** Commission discussion/decision regarding existing sidewalk easement on Lot 45 and removal of encroaching sidewalk on Lot 46 and referral to the Mayor and Board of Burgesses, Fawn Meadow Subdivision. Presentation to be made by the Borough Engineer and/or Director of Public Works.

Jim Stewart said the town put an easement with a sidewalk that went from Wild Cherry to the municipal open space. Jim explained that the easement and sidewalk were never put in. There was dissension by homeowners that neither wanted the sidewalk on their property. He said they may have to move where the sidewalk will go. The commissioners agreed they will individually go look at the site. The Land Use office will send a copy of the subdivision plan showing where the easement should be.

- D.** Commission discussion/decision to set public hearing for adoption of the update to 2001 Plan of Conservation and Development for October 14, 2013 and send referrals to the Mayor and Board of Burgesses and Central Naugatuck Valley Council of Governments.

The commission set a Public Hearing for the adoption of the 2013 Plan of Conservation and Development on October 15, 2013 at 6:15 P.M.

- E.** Commission discussion/decision regarding a referral from the Naugatuck Zoning Commission for zone change of RA-1 to B-2, 42-48 Prospect Street, Applicant: Remzi and Vesel Nasufi

The application was withdrawn by the applicant. No other discussion took place.

- F.** Commission discussion/decision regarding the final approval of the performance bond for a proposed 6 Lot Subdivision at 68 Arch Street, Applicant: ALX Ventures, LLC.

Attorney McVerry, office at 35 Porter Avenue, said he was there on behalf of ALX Ventures, LLC and the subdivision that was approved at the June meeting. He said they received the bonding figures from Wayne Zirolli, Borough Engineer. They are requesting the bond be set at \$35,000. Keith said the Land Use Office endorses that amount. He said it is the one that was revised 8/5/13.

VOTED: Unanimously on a motion by Bob Pease and seconded by Deanna Krzykowski to **SET** the bond for ALX Ventures, 68 Arch Street, Naugatuck, in the amount of \$35,000.

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

There were no new items.

6. ADJOURNMENT

VOTED: Unanimously on a motion by Deanna Krzykowski and seconded by Robert Urbano to adjourn the meeting at 7:05 P.M.

RESPECTFULLY SUBMITTED:

Deanna Krzykowski, Acting Secretary/sg