

PLANNING COMMISSION
December 2, 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, Absent
Harry Jancis
Ray Krzykowski
Robert Urbano, Alternate

OTHERS:

Public: 0
Keith Rosenfeld, Town Planner
Wayne Zirolli, Borough Engineer
James Stewart, Director of Public Works

Keith said the commission has a list that Wayne has prepared. He said with this list in mind, they would like to continue the Public Hearing. He said many of the tasks that needed to be completed have been done, as per Wayne's report. Wayne explained that he is happy with the paving work on Wooster Street and the cross slope and drainage is working properly. The Public Hearing was continued to the next meeting.

**PLANNING COMMISSION
REGULAR MEETING December 2, 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, Absent
Harry Jancis
Ray Krzykowski
Robert Urbano, Alternate

OTHERS:

Public: 0
Keith Rosenfeld, Town Planner
Wayne Zirolli, Borough Engineer
James Stewart, Director of Public Works

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 Robert Pease.
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 September 9, 2013 Meeting Minutes, October 7, 2013 Public Hearing Minutes, October 7, 2013 Regular Meeting Minutes and October 15, 2013 Public Hearing Minutes.

The minutes were not voted on.

4. OLD BUSINESS:

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

This item was tabled until next month.

- B. Commission discussion/decision regarding the adoption of the proposed 2013 Naugatuck Plan of Conservation and Development.

VOTED: Unanimously on a motion by Harry Jancis and seconded by Robert Urbano to **APPROVE** the adoption of the 2013 Naugatuck Plan of Conservation and Development effective January 1, 2014.

- C. 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.

This item was tabled until next month.

5. NEW BUSINESS

- A. Commission discussion/decision regarding a Referral from the Naugatuck Zoning Commission for Special Permit for 6 Apartments located on 100 Church St. Applicant: Attorney Kevin McSherry

The applicant was not present. This item was tabled until next month.

- B. Commission discussion/decision regarding a Referral from the Naugatuck Zoning Commission for Special Permit for the importation of more than 350 yards of earth material located at 1257 New Haven Rd. Applicant: Newtown Investors

Larry Edwards, P.E. & L.S., said there won't be large amounts of material coming onto the site. The material will be moved around on the site. There was a discussion on the size of the individual units. There was discussion on parking. It was determined that the Zoning Commission will handle that through the site plan. The amount of material to be brought on site has been reduced from 750 cubic yards to 350 cubic yards because their plan has changed. There was no further discussion.

VOTED: Unanimously on a motion by Harry Jancis and seconded by Robert Urbano to send a **POSITIVE REFERRAL** to the Naugatuck Zoning Commission for a Special Permit for the importation of more than 350 yards of earth material located at 1257 New Haven Rd. Applicant: Newtown Investors.

- C. Commission discussion/decision regarding a Referral from the Naugatuck Zoning Commission for Special Permit for a self storage building located at 1257 New Haven Rd. Applicant: Newtown Investors LLC.

Larry Edwards, P.E., L.S., explained the project and location to the commission. He said it is all indoor storage. He explained that there will be a two story building closest to the street and a one story building behind it. The buildings will be prefabricated metal. There was a discussion on the setbacks and the placement of the buildings. The Fire and Police Commissions have already reviewed it and given their approval.

VOTED: Unanimously on a motion by Harry Jancis and seconded by Ray Krzykowski to send a **POSITIVE REFERRAL** to the Naugatuck Zoning Commission for a Special Permit for a self storage building located at 1257 New Haven Rd. Applicant: Newtown Investors.

- D. Commission discussion/decision regarding a CGS 8-24 Referral from the Board of Mayor and Burgesses for an AT&T Cell Tower at the Heights Municipal Property located behind the Naugatuck Police Station, Spring Street.

Representatives with AT&T clarified that the siting council would oversee this project and it would not be done through a Special Permit. The

Borough Board has the ultimate responsibility to decide whether or not to lease the property. The Siting Council supercedes the Land Use Regulations. AT&T will be preparing visual material. The commission would like Keith to make this material available to the public. The representatives explained how they test for signal strength and showed the commission a map. They are hoping to file their application by the end of January.

VOTED: Unanimously on a motion by Robert Urbano and seconded by Ray Krzykowski to send a **POSITIVE REFERRAL** to the Board of Mayor and Burgesses for an AT&T Cell Tower at the Heights Municipal Property located behind the Naugatuck Police Station, Spring Street.

- E. Commission discussion/decision regarding proposed acceptance of roads as listed in the Draft Borough of Naugatuck Unaccepted Street Summary dated November 1, 2013.

Attorney Fitzpatrick explained the background for the proposal of the acceptance of roads. He explained that the roads they are recommending to accept, the Borough already plows, picks up the trash and maintains. This maintenance by the Borough means clearly that the Borough has accepted them as streets. He suggested that the commissioners contact Wayne Zirolli with any questions or concerns. This item was tabled until next month.

- F. Commission discussion/decision regarding the existing sidewalk easement and replacement of sidewalk that was removed at Fawn Meadow Subdivision.

Keith said this is regarding public access to the open space. Wayne explained the history of the sidewalk and easement. The easement is shown in a deed going across their lot. The Ryan's do not want the sidewalk in the easement on their lot. The commission suggested moving the easement to another lot. Wayne said moving the easement would require the participation if the developer and the developer doesn't want to make any changes. The sidewalk was taken out because it was on the adjoining lot which doesn't have an easement on it. Jim Stewart explained more of the history of the issue. Attorney Fitzpatrick said after review of the maps it appears as though the sidewalk was placed on the wrong property. He said there is a dispute over two surveys that show different property lines. The Ryan's will be notified by certified mail of the next meeting date. The commission would like to look at the property. This item was tabled until next month.

- G. Commission discussion/decision regarding a request for an additional (final) 90 day extension to record the Mylar for the Subdivision at 68 Arch Street, Applicant: ALX Ventures, LLC.

Attorney McVerry, 35 Porter Avenue, explained that the subdivision was approved in June 2013. He said Mr. Quinn is trying to do some of the work on the property to lower the bond amount. Keith said he has no objections to allowing for the filing of the Mylar to be delayed an

additional 90 days. He said it is within the State Statutes and the work is proceeding.

VOTED: Unanimously on a motion by Harry Jancis and seconded by Robert Urbano to **APPROVE** the request for an additional (final) 90 day extension to record the Mylar for the Subdivision at 68 Arch Street, Applicant: ALX Ventures, LLC.

H. Review/Approval of 2014 Planning Commission Regular Meeting Dates.

The commission changed the July meeting date from the 7th to the 14th.

VOTED: Unanimously on a motion by Robert Urbano and seconded by Harry Jancis to **ACCEPT** the Planning Commission regular meeting dates for 2014 as discussed.

I. All new items will require a 2/3 vote.

There were no new items.

6. ADJOURNMENT

VOTED: Unanimously on a motion by Bob Pease and seconded by Harry Jancis to adjourn the meeting at 8:00 P.M.

RESPECTFULLY SUBMITTED:

Deanna Krzykowski, Acting Secretary/sg