

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

Anthony Whelan, Chairman, opened the Public Hearing 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: 0
Sue Goggin, Secretary
Keith Rosenfeld, Town Planner

Keith said there were some changes being made to the POCD. Tony said they will close the Public Hearing and keep it on the agenda for the September meeting for discussion and also get it on the Borough Board's agenda for their September meeting.

VOTED: Unanimously on a motion by Deanna Krzykowski and seconded by Robert Pease to **CLOSE** the Public Hearing on the Naugatuck Plan of Conservation and Development.

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MEMBERS:

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Robert Pease, Vice-Chair
Harry Jancis, Absent
Lois E. Braziel, Secretary, Absent
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Robert Urbano, Alternate

OTHERS:

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Keith Rosenfeld, Town Planner

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 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 June 3, 2013 Meeting Minutes.

VOTED: Unanimously on a motion by Deanna Krzykowski and seconded by Robert Pease to **ACCEPT** the June 3, 2013 Meeting Minutes as written.

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 a Referral from the Naugatuck Zoning Commission for amendments to Section 27 (Signs) of the Naugatuck Zoning Regulations, Applicant: Naugatuck Zoning Commission.

This item was tabled until next month.

- C. 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.

Steve said that what is typed in bold are the proposed changes. Bob Pease had some changes to the proposed Section 42. There was a discussion on

the proposed changes by the Planning Commission. There was no further discussion.

VOTED: Unanimously on a motion by Robert Pease and seconded by Robert Urbano to send a **POSITIVE REFERRAL** to the Zoning Commission for revisions to Section 42 with the revisions this commission made tonight.

- D. 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 said they have submitted a letter of withdrawal. The Planning Commission will receive a new referral at the next meeting.

VOTED: Unanimously on a motion by Robert Pease and seconded by Robert Urbano to **ACCEPT** the letter of withdrawal from the Zoning Commission regarding the changes to the zoning map to comply with the 2001 POCD.

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.

There was a discussion on the date to hold the Public Hearing. Tony said they will set the date for August 5, 2013 at 6:15 P.M. There was a discussion on whether an extension had been granted.

VOTED: Unanimously on a motion by Robert Urbano and seconded by Robert Pease to **SET** a Public hearing for Pondview Estates for the August 5th meeting at 6:15 P.M.

- B. 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