

**PLANNING COMMISSION  
REGULAR MEETING June 3, 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  
Lois E. Braziel, Secretary, Absent  
Deanna Krzykowski  
Katherine Gabrielson, Alternate  
Robert Urbano, Alternate

**OTHERS:**

Public: 0  
Sue Goggin, Secretary  
Keith Rosenfeld, Town Planner  
Wayne Zirolli, Borough Engineer

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 May 13, 2013 Meeting Minutes.

**VOTED:** Unanimously on a motion by Deanna Krzykowski and seconded by Robert Pease to **ACCEPT** the May 13, 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 proposed 6 Lot Subdivision at 68 Arch Street, Applicant: ALX Ventures, LLC

Keith said the applicant has requested a fee in lieu of open space. They have received approval from the WPCA with some conditions, along with Police and Fire approvals. He said Mr. Jancis had brought up some other land use issues that were put on the list as well as some recommended conditions which include items 8-14 in Keith's report. Harry said he would prefer to vote today because next month he and Kathy will be absent and they would not have the opportunity to attach conditions to the approval. A discussion ensued regarding the recommended conditions.

Tony made Kathy a regular voting member in place of Deanna.  
Deanna arrived to the meeting at 6:10 P.M.  
Tony rescinded his motion to make Kathy a regular voting member.

The commission continued the discussion on the conditions of approval.

**VOTED: 4-0-1** on a motion by Harry Jancis and seconded by Robert Urbano to **APPROVE** the plans for the Archway Subdivision with the following conditions:

1. Prior to the recording of the issuance of any certificate of occupancy, the applicant shall comply with all WPCA conditions as set forth in its approval.
2. The applicant shall fully install and make functional the complete drainage system prior to paving of the driveways and/or roads and prior to any certificates of occupancy being issued.
3. Place note on the Record Subdivision stating, “No homes shall receive certificates of occupancy until all improvements to Arch Street and Scott Street are completed”.
4. Final disposition of the retaining wall adjoining the Ruotolo property shall be approved by the Borough Engineer and the Building Inspector prior to issuance of the Certificate of Zoning Compliance for Lots #1 or 3 and if need be, the wall shall be repaired to the specifications of the Borough Engineer.
5. Prior to the recording of the Record Subdivision Plan, the applicant shall provide to the Planning Commission all final executed, easements and deeds.
6. Per the Open Space requirement of the Subdivision Regulations, the Planning Commission authorizes the applicant to submit a fee to the Borough in lieu of any provided open space, per the conditions set forth by the Naugatuck Subdivision Regulations. This fee will be ten percent of the fair market value of the land to be subdivided prior to the approval of the subdivision.
7. Prior the recording of the Record Subdivision Plan, a Letter of Credit and a Performance Bond will be placed with the Borough of Naugatuck, as approved by the Borough Engineer, the Borough Attorney and the Naugatuck Planning Commission.

8. Prior to the recording of the Record Subdivision Plan, applicant shall amend Site Development Plan to show all utilities located underground.
9. Prior to the recording of the Record Subdivision Plan, applicant shall amend Site Development Plan to show location of street light(s).
10. Prior to the recording of the Record Subdivision Plan, applicant shall amend Site Development Plan to show construction detail for sidewalks and the material to be used for the construction for curbs.
11. Prior to the recording of the Record Subdivision Plan, applicant shall amend Site Development Plan to show the number of trees that exist and those to be removed.
12. Prior to the recording of the Record Subdivision Plan, applicant shall amend Site Development Plan to show which trees are to be planted.
13. Applicant shall amend Record Subdivision Plan Title Block to contain that information required by the Naugatuck Subdivision Regulations.
14. Prior to the recording of the Record Subdivision Plan, applicant shall amend Site Development Plan to show driveway entrances having a turning radius of 37 feet. Actual radius is about 5 feet.
15. Prior to recording of the map, the applicant should show 3 species of trees approved by the Subdivision Regulations.
16. Prior to the recording of the Subdivision Map, a map showing the finished grades will be submitted to the commission for approval.

**FOR**

Harry Jancis  
 Robert Pease  
 Robert Urbano  
 Deanna Krzykowski

**AGAINST**

**ABSTAIN**

Tony Whelan

- C. 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.

- 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.

This item was tabled until next month.

## 5. NEW BUSINESS

- A. 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 the commission has a report that he gave them and also maps. He said essentially the Zoning Commission, after many years, is going back and reviewing the 2001 Plan of Conservation and Development. Keith said there are a number of industrial zones that are scattered through the town that were useful at one time. Those properties have been identified and compared to the POCD. Kathy asked how these will align with the POCD that is being voted in July. Keith said they will align perfectly with that. Kathy asked about some of the businesses in the Webb Road area and asked if they would be grandfathered in. Keith said they would be grandfathered in. Kathy said she would not want to see a change in zoning affect any of the businesses economic strength. Keith said when you re-zone property, you make your industrial land more valuable because you're making it less diluted. Harry asked if the town has any industrial land. Keith said there are lots in the industrial park, at the GDC property and also at the old Uniroyal plant. Bob Pease said they have nothing to vote on. He said they need a new zoning map to vote on it.

**VOTED:** Unanimously on a motion by Robert Pease and seconded by Robert Urbano to forward Keith's report of May 29, 2013 to the Zoning Commission with a positive referral from the Planning Commission requesting a Zoning Commission review and incorporate the changes indicated in this report as existing non-compliances to the 2001 POCD.

Deanna asked if the R-30 & R-8 zone allows for mixed use. Keith said only residential. Deanna said then her answer is no. She thinks some of these should allow mixed use, meaning commercial and residential. Keith said the POCD doesn't call for that. Deanna said she doesn't necessarily agree. Harry said he agrees with Deanna. Harry suggested expanding the RADD all the way to the Middlebury town line so there can be more mixed use. Robert Pease withdrew his motion. The commission wants to get a full map of the zones in town in order to discuss the zone change. **No vote was taken** and this item was tabled until the July meeting.

C. 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