

**PLANNING COMMISSION  
CONTINUED PUBLIC HEARING MAY 13, 2013  
PROPOSED 6 LOT SUBDIVISION AT 68 ARCH STREET  
APPLICANT: ALX VENTURES, LLC**

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  
Lois E. Braziel, Secretary, Absent  
Deanna Krzykowski  
Katherine Gabrielson, Alternate, Absent  
Robert Urbano, Alternate

**OTHERS:**

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

6:15 P.M. Continued Public Hearing to consider a proposed 6 lot subdivision at 68 Arch Street, Naugatuck, CT, Applicant: ALX Ventures, LLC.

Attorney McVerry, offices at 35 Porter Avenue, said he was there on behalf of ALX Ventures, LLC, regarding a 6 lot subdivision located at 68 Arch Street. He said the property is in an RA-1 zone and consists of .93 acres. Harry asked why they did not receive a copy of the maps with a seal and signature. He asked Wayne if he added the storm water notes. Wayne said he did. The commission would like the hydraulic report forwarded to the commission. Scott Poryanda, engineer for the applicant, explained that they addressed all of Wayne's comments and explained the changes. Wayne explained the revisions and additions to the plan. Harry asked why it has to go before wetlands if there are no wetlands anywhere near it. Keith said it is a state law. Bob Pease said the revision block on the plan does not meet the subdivision regulations. The commission asked for a set of 10 officially embossed and signed maps and also a list of revisions. There was a discussion on whether or not to keep the Public Hearing open.

**VOTED:** Unanimously on a motion by Harry Jancis and seconded by Robert Pease to **CLOSE** the Public Hearing and get no new information but new maps properly stamped and revision comments on a separate page.

For the record, Tony Whelan said no additional action will be taken.

**PLANNING COMMISSION  
REGULAR MEETING May 13, 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, Absent  
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 April 1, 2013 Meeting Minutes.

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

**FOR**

Robert Pease  
Robert Urbano  
Deanna Krzykowski  
Harry Jancis

**AGAINST**

**ABSTAIN**

Anthony Whelan

**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 and setting of Public Hearing regarding a proposed 6 Lot Subdivision at 68 Arch Street, Applicant: ALX Ventures, LLC

Bob Pease said they need to be more precise in enforcing their regulations.

- C. Update to 2001 Plan of Conservation and Development.

Francisco Gomes and Carole Gould, with Fitzgerald and Halliday, passed out a draft of the 2013 POCD and maps. The commission would like the Naugatuck IT Department to put them on the website. Sue will ask Jim Kallipolites to contact Francisco about getting this done. The commission will hold a Special Planning Public Hearing for Thursday June 20, 2013 at 7:00 P.M. Francisco reviewed the draft of the POCD for the commission.

- D. 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 withdrawn by the applicant.

- E. 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 explained the proposed revisions to Section 42 of the Naugatuck Zoning regulations. This item was tabled until the June meeting.

## 5. NEW BUSINESS

- A. CGS 8-24 Referral from the Board of Mayor and Burgesses regarding the proposed Master Lease and Sublease regarding the General Data Comm Property at 6 Rubber Avenue, as recommended by Attorney Fitzpatrick.

Attorney Fitzpatrick said that the Borough Board referred this item regarding the leasing for the GDC property to the Planning Commission. The funding mechanism is being done by a Master Lease and Sublease. Under 8-24, it requires the Planning Commission to approve any time there is a lease of public property. He explained how the lease works.

**VOTED:** Unanimously on a motion by Harry Jancis and seconded by Robert Pease to give a **POSITIVE REFERRAL** to the Borough Board with regard to the Master Lease and Sublease of the General Data Comm property at 6 Rubber Avenue.

- B. CGS 8-24 Referral from the Board of Mayor and Burgesses regarding the proposed Temporary Access and Construction Agreement and Maintenance Agreement with Paul and Tracey Kelly for 363 Union City Road, as recommended by Wayne Zirolli, Borough Engineer.

Wayne said there have been number of complaints about drainage at 363 Union City Road. There is a low spot where water collects and it is running down onto the Kelly property eroding the edge of their driveway. Wayne explained to the commission what's to be done. He said this is on the wetlands agenda for next month's meeting. Wayne said the agreement was drafted with the aid of Attorney Fitzpatrick.

**VOTED:** Unanimously on a motion by Harry Jancis and seconded by Deanna Krzykowski to give a **POSITIVE REFERRAL** to the Borough Board to execute the Temporary Access and Construction Easement and Maintenance Agreement with Paul and Tracey Kelly for 363 Union City Road.

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

## **6. ADJOURNMENT**

**VOTED:** Unanimously on a motion by Deanna Krzykowski and seconded by Robert Urbano to adjourn the meeting at 8:00 P.M.

RESPECTFULLY SUBMITTED:

Deanna Krzykowski, Acting Secretary/sg