

**PLANNING COMMISSION**  
**October 7, 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  
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 read Wayne Zirolli's report dated October 7<sup>th</sup> into the record. Mark Pereira, P.E., said he was there representing his father and AFP Construction. He said they were holding off on paving until they got the okay from the Engineering Department. They have gotten the okay and confirmed with the contractor that they can get the work done within 2 weeks. He said they are also proceeding with the sidewalks. Harry asked if they are running up against any statutory limitations. Keith said no. He said it is up to the commission to decide when and at what point they accept that it's done or call the bond to complete the work. Keith said he sees no reason why they have to do that at this point. He said they are showing good progress. It was determined that there is no meeting in November. The public hearing was continued to December 2<sup>nd</sup> at 6:15 P.M.

**PLANNING COMMISSION  
REGULAR MEETING October 7, 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

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 September 9, 2013 Meeting 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.

There was no discussion.

- 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.

The commission was given a set of the proposed revisions to the sign regulations with Bob Pease's comments written on it. The commission went through each section of the regulations and gave their comments.

**VOTED:** Unanimously on a motion by Harry Jancis and seconded by Deanna Krzykowski to send a **NEGATIVE REFERRAL** to the Naugatuck Zoning Commission regarding Section 27, Signs with all the reasons discussed enumerated.

- 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.

There was no discussion on this.

## **5. NEW BUSINESS**

- A.** Commission discussion/decision regarding a request for an additional year to complete public improvements for the Apple Hill Estates, Section II Subdivision, Applicant: Morgan Development Corporation.

Keith said they are looking for an additional year to complete the public improvements for Apple Hill Estates, Section II. Keith said he does not have any reason why this should not be given to them. Keith said they met with the developers last week. He said the Mayor and the Parks Commission would rather have a baseball field than a soccer field. He said they are starting work on it this fall. Harry asked how much more work needs to be done. Ken said they have to pave Wintergreen Lane, install the sidewalks on the cul-de-sac near the ball field and some minor modifications. He said they will be able to get the work done well within a year. There was no further discussion.

**VOTED:** Unanimously on a motion by Deanna Krzykowski and seconded by Robert Pease to **GRANT** the request for an additional year to complete the public improvements for Apple Hill Estates, Section II Subdivision, Applicant: Morgan Development Corporation.

- B.** Commission discussion/decision regarding a request to the Naugatuck Planning Commission to recommend to the Board of Mayor and Burgesses to accept the completed Wisteria Drive and Adriatic Lane, Applicant: Morgan Development Corporation.

Keith read Wayne's report into the record. In the report Wayne said that he needed more documentation from Morgan Development. Ken Vozzo, from Morgan Development, said they had submitted all the utility drawings before Wayne was the Borough Engineer. He said the Engineer's office should have it and he will go over it with Wayne. He will resubmit it if they don't have it. Keith said his recommendation would be to approve this referral to the Borough Board with the conditions being met and approved by the Borough Engineer. Harry asked if the roads were completed last year because the commission always wants one winter to see what the conditions of the roads are. Ken said they were done at the end of last season. Deanna asked if Wayne went out and looked at them. Keith said they were out there last week. There was no further discussion.

**VOTED:** Unanimously on a motion by Harry Jancis and seconded by Robert Pease to recommend acceptance of the roads to the Borough Board with the provision that Wayne verifies all the test data.

- C.** 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 7:32 P.M.

RESPECTFULLY SUBMITTED:

Deanna Krzykowski, Acting Secretary/sg