

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

OTHERS:

Public: 0
Sue Goggin, Secretary
Keith Rosenfeld, Town Planner

1. Tony Whelan led with the Pledge of Allegiance. He took attendance, and noted there was a quorum. He appointed Robert Urbano and Kathy Gabrielson regular voting members.
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 November 5, 2012 Meeting Minutes.

VOTED: 3-0-1 on a motion by Robert Urbano and seconded by Robert Pease to **ACCEPT** the November 5, 2012 Meeting Minutes as written.

FOR
Robert Urbano
Robert Pease
Anthony Whelan

AGAINST

ABSTAIN
Kathy Gabrielson

4. OLD BUSINESS:

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

There was no discussion on this item.

5. NEW BUSINESS

- A. Referral from the Naugatuck Zoning Commission regarding a Special Permit for an interior lot located at 68 Arch Street, Applicant: ALX Ventures, LLC.

Attorney McVerry, on behalf of ALX Ventures, LLC, Randy Quinn being the principle, explained that the property consists of .93 acres. His client

purchased the property back in July and currently there are two run-down houses on it. His client is proposing a 6 lot subdivision and it is in the RA-1 zone, therefore they are required to get a Special Permit. They are at the initial step of getting the interior lot approved before they come before the commission with their subdivision plans. Keith said it adheres to the current strategies and goals of the POCD for infill housing. He recommended that they send a positive referral to the Zoning Commission.

VOTED: 3-1-0 on a motion by Kathy Gabrielson and seconded by Robert Pease to send a **POSITIVE** referral for a Special Permit for an interior lot located at 68 Arch Street, Applicant: ALX Ventures, LLC.

Attorney McVerry clarified the different properties on the map for Bob Pease.

<u>FOR</u>	<u>AGAINST</u>	<u>ABSTAIN</u>
Tony Whelan	Robert Urbano	
Robert Pease		
Kathy Gabrielson		

- B.** CGS 8-24 Referral from the Borough Board of Mayor and Burgesses regarding a proposed petition to remove Fire Department Easement, Conservation Easements and any remaining details of record for the previously approved dissolution of Westview Estates Subdivision.

Wayne said he was there to request the Planning Commission to authorize the Borough to transfer easements back to the original owners. When the subdivision was originally approved, the easements were assigned to the property, but now that the subdivision was recently dissolved, the easements should be removed. Wayne said he felt that restoring the property to its original form is the proper thing to do.

VOTED: Unanimously on a motion by Kathy Gabrielson and seconded by Robert Pease to make a **POSITIVE** referral under CGS 8-24 referral from the Board of Mayor and Burgesses regarding a proposed petition to remove Fire Department Easement, Conservation Easements and any remaining details of record for the previously approved dissolution of Westview Estates Subdivision.

- C.** Commission discussion/decision for a proposed bond reduction on Apple Hill Estates, Section II.

Keith said this is a subdivision that has been worked on for about 10 years, but because of the economy has closed but the infrastructure has been worked on in a constant manner and they are almost at the end. Keith said that Wayne worked the numbers and he could answer any questions they might have. Ken Vozzo, a representative of Apple Oil, said they had a little more work to do, which is reflected in the amount to be retained. Wayne said he inspected the subdivision and reviewed all the work shown as being done. He said he supports the bond reduction that Mr. Vozzo is

asking for. He said the work that's been done is very satisfactory. He said they are still building houses, but not doing any remaining paving until the spring.

VOTED: Unanimously on a motion by Kathy Gabrielson and seconded by Robert Pease to **REDUCE** the bond to \$380,000 from \$955,000 as requested by Morgan Development, pending review by the Borough Attorney.

A discussion ensued regarding requiring the Borough Attorney to review bond reductions as a condition.

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

VOTED: Unanimously on a motion by Robert Urbano and seconded by Kathy Gabrielson to **ADD** to the agenda the acceptance of Pear Tree Lane in the Fawn Meadow Subdivision, Phase III.

Wayne said all the construction is complete, the monuments are set, and the street trees are in. Wayne said they have all the paperwork for the road and he has inspected it and his recommendation is to accept it into the system.

VOTED: Unanimously on a motion by Robert Urbano and seconded by Kathy Gabrielson to recommend to the Borough Board to **ACCEPT** Pear Tree Lane located in the Fawn Meadow Subdivision Phase III.

VOTED: The commission voted unanimously to **ADD** the bond reduction for Fawn Meadow Subdivision, Phase III.

Wayne said that the remaining \$480,000 would cover the remaining work which is the construction of Warm Earth Road and the cul-de-sac for Longwood Terrace. Tony clarified with Wayne that he was satisfied that the remaining bond would cover the remaining work. Wayne said he was comfortable with their figure of \$480,000 for the remaining work.

VOTED: Unanimously on a motion by Robert Pease and seconded by Robert Urbano to **REDUCE** the bond on Phase III of Fawn Meadow to a new total of \$480,000 covering completion of Longwood Drive and Warm Earth Road as reviewed and approved by the Borough Engineer.

6. ADJOURNMENT

VOTED: Unanimously on a motion by Kathy Gabrielson and seconded by Robert Pease to adjourn the meeting at 6:40 P.M.

RESPECTFULLY SUBMITTED:

Deanna Krzykowski, Acting Secretary/sg