

**PLANNING COMMISSION
REGULAR MEETING February 4, 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. Tony Whelan led with the Pledge of Allegiance. He took attendance, and noted there was a quorum. He appointed Robert Urbano a regular voting member.
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 January 7, 2013 Meeting Minutes.

VOTED: 3-0-2 on a motion by Robert Urbano and seconded by Robert Pease to **ACCEPT** the January 7, 2013 Meeting Minutes as written.

FOR

Robert Pease
Anthony Whelan
Robert Urbano

AGAINST

ABSTAIN

Harry Jancis
Deanna Krzykowski

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.

- B. Commission discussion/decision regarding update to the POCD and schedule Public Hearing to consider additional community opinion.

Keith began by clarifying that the commissioners whose terms were to expire in May were extended to November due to a change in the date of the elections in Naugatuck. They are now not under the time constraints to finish the POCD that they were with a May election. Carole Gould and Francisco Gomes, with Fitzgerald & Halliday, reviewed the time table for the project with the commission. Carole said she won't be available to

come to the March meeting. The commission agreed to continue at the April meeting. Carole explained the Smart Growth Principles and how they used them in the vision for Naugatuck. Francisco presented their proposed update to the Plan of Conservation and Development. A discussion ensued regarding Fitzgerald & Halliday's suggested strategies.

5. NEW BUSINESS

- A. Referral from the Naugatuck Zoning Commission regarding a Special Permit application for solar panels to be installed at 280 Elm Street. Applicant: Chemtura Corporation.

Keith suggested that the commission address items 5A & 5B together since they are interconnected. Alan Benevides, from Woodard and Curran, said he was there representing the applicant, Steve (inaudible), from Chemtura. Also attending the meeting were Chris Clark from Nexamp and Ken Baldwin from Robinson Cole, legal counsel for the applicant. He said an overview of the project is to deliver a one megawatt solar farm on an existing brown field site at the Chemtura property at 280 Elm Street. The goal is to deliver power to the facility under the CT Z-Rec program by fall of 2013. He said there are two benefits to the program. One is to provide a source of renewable energy and the other is to remediate a brown field site. He explained that the overall property is about 58 acres total and the project will cover about 9.2 acres with the solar panels covering about 5 acres within that. As a rule of thumb, 5 acres of solar panels is about 1 megawatt of power. He passed out pictures of what the site will look like and explained where on the site the project will go. He said they were approved by the Inland Wetlands Commission, who agreed with their findings that there are no wetlands on the property. He said they will begin by clearing the 9 acre area and grade it making sure it's level. Then they will put down about a half foot layer of crushed stone, which is part of the capping project. Alan said as far as the excavation, they are trying to balance the cuts and fills and the reason for they needed a Special Permit was for the stone that's being brought in which exceeds the 350 yards. He explained the site plan to the commission. The project has been approved by the Inland Wetland, Fire and Police Commissions so far. Alan explained that the DEEP will be reviewing the project in regards to the brown field aspect of it. He explained to the commission that the project relates to the POCD. A discussion ensued regarding minor maintenance involved with the solar panels. The commission asked if Keith had any comments. Keith said each of the activities do adhere to the current POCD, as stated by the applicant. Keith said he recommends sending a positive referral to the Zoning Commission for each of the activities. No further discussion took place.

VOTED: Unanimously on a motion by Robert Urbano and seconded by Deanna Krzykowski to send a **POSITIVE REFERRAL** to the Naugatuck Zoning Commission regarding the Special Permit application for solar panels to be installed at 280 Elm Street; Applicant: Chemtura Corporation.

- B.** Referral from the Naugatuck Zoning Commission regarding a Special Permit application for the filling of more than 350 yards of Earth materials located at 280 Elm Street. Applicant: Chemtura Corporation.

This item was discussed under “New Business” item A.

VOTED: Unanimously on a motion by Robert Urbano and seconded by Robert Pease to send a **POSITIVE REFERRAL** to the Naugatuck Zoning Commission regarding a Special Permit application for the filling of more than 350 yards of earth material located at 280 Elm Street; Applicant: Chemtura Corporation.

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

VOTED: Unanimously on a motion by Deanna Krzykowski and seconded by Robert Pease to **ADD** the request by Fawn Meadow to extend the filing of the mylar by an additional 90 days to the agenda.

Keith said they are waiting for their letter of credit to be approved. He said by State Statutes, they have 270 days to file their mylar, with 90 days expiring on March 1, 2013. They are asking to extend it an additional 90 days.

VOTED: Unanimously on a motion by Robert Pease and seconded by Deanna Krzykowski to **GRANT** Fawn Meadow and extension of 90 days for the filing of the final mylar.

Harry asked which phase they are talking about. Keith said they are talking about Phase III. Harry said the motion should be changed to reflect this.

VOTED: Unanimously on a motion by Deanna Krzykowski and seconded by Robert Pease to **AMEND** the original motion to reflect that it is Fawn Meadow Phase III.

6. ADJOURNMENT

VOTED: Unanimously on a motion by Deanna Krzykowski and seconded by Harry Jancis to adjourn the meeting at 8:25 P.M.

RESPECTFULLY SUBMITTED:

Deanna Krzykowski, Acting Secretary/sg