

**PLANNING COMMISSION
REGULAR MEETING April 6, 2015**

Robert Pease, Vice-Chairman, opened the meeting at 6:30 P.M. with the following in attendance:

MEMBERS:

Anthony Whelan, Chair, Absent
Robert Pease, Vice-Chair
Harry Jancis, Absent
Ray Krzykowski
Robert Clark, Alternate
Dave Sletner, Alternate

OTHERS:

Public: 0
Wayne Zirolli, Borough Engineer
Sue Goggin, Secretary
Edward Fitzpatrick, Borough Attorney
Ron Pugliese, NEDC

1. Robert Pease led with the Pledge of Allegiance. He took attendance, and noted there was a quorum. He appointed Robert Clark and Dave Sletner regular voting members.
2. Executive session with Borough Attorney.
There was no executive session.
3. Review /Approval of the March 2, 2015 Special Meeting Minutes.

VOTED: Unanimously on a motion by Robert Clark and seconded by Ray Krzykowski to **APPROVE** the March 2, 2015 Special Meeting Minutes as written.

4. NEW BUSINESS

- A. Commission discussion/decision regarding a CGS 8-24 referral from the Board of Mayor and Burgesses for the proposed sale of the property bordering Water Street and Cedar Street, known as Cedar Park.

Attorney Michael McVerry, offices at 35 Porter Avenue, said he was there on behalf of the potential contract purchaser BLASJIC, LLC. He said it is borough owned property on the northerly side of Cedar and Water Streets. He said his clients purchased the adjacent piece of property. They would like to combine the parcels and use it commercially. BLASJIC, LLC is owned by two local residents, Joseph Corona and Robert Allen. He said their intent is to use the existing building and put an addition on it. Attorney McVerry showed a rendering of what it would look like. His clients would like to open a funeral home. There was a discussion over whether or not the YMCA uses the parcel owned by the borough. Bob Pease asked if there are any deed restrictions from the Whittemore grant. Attorney McVerry said there are not. Attorney Fitzpatrick will check with Sue Talbot at the YMCA to see what their use is.

VOTED: Unanimously on a motion by Ray Krzykowski and seconded by Dave Sletner to send a **POSITIVE REFERRAL** to the Board of Mayor and Burgesses for the sale of property bordering Water Street and Cedar Street, known as Cedar Park.

- B. Commission discussion/decision regarding a CGS 8-24 referral from the Board of Mayor and Burgesses for the proposed sale of the Naugatuck Train Station.

Ron Pugliese, President and CEO of the NEDC, asked that the commission send a positive referral to the Board of Mayor and Burgesses. He said the purchase price that was agreed upon was \$400,000 and he will be renovating the building for a restaurant which will be somewhere in the neighborhood of \$500,000. He said they are trying to do this project in conjunction with the Parcel C project and the GDC project as well as interest in Parcel B. There was a discussion about keeping the architectural integrity of the building. Attorney Fitzpatrick said they would need NEDC approval for any changes to the building. There was a discussion about the parking for the train riders.

VOTED: Unanimously on a motion by Bob Clark and seconded by Dave Sletner to send a **POSITIVE REFERRAL** to the Board of Mayor and Burgesses for the sale of The Naugatuck Train Station and the surrounding parking lot.

- C. Commission discussion/decision regarding a CGS 8-24 referral from the Board of Mayor and Burgesses for the proposed sale of Prospect Street School.

Ron Pugliese, President and CEO of the NEDC, said that his board has studied this and they have a proposal for commercial use. The NEDC has made it clear that they do not want residential at that site. He is recommending that the commission send a positive referral to the board of Mayor and Burgesses for the sale of the property. They think that it will be an office space with a gym. He said that Prospect Street School has never been on the grand list and they are trying to get it on there. There was a discussion about parking and traffic concerns. Dave asked about the condition of the building. Ron said it is in pretty good shape.

VOTED: Unanimously on a motion by Ray Krzykowski and seconded by Dave Sletner to send a **POSITIVE REFERRAL** to the Board of Mayor and Burgesses for the sale of Prospect Street School.

VOTED: Unanimously on a motion by Bob Pease and seconded by Bob Clark to include their discussion in comments to the Board of Mayor and Burgesses.

- D. Commission discussion/decision regarding referral from the Naugatuck Zoning Commission for special permit for proposed Verizon small cell rooftop wireless telecommunication facility at 734 Rubber Avenue, Applicant: Robinson & Cole, Agent

Ken Baldwin, with Robinson & Cole, explained that this is an existing two story office facility on Rubber Avenue. Verizon is proposing to install a wireless facility on the roof of the building. He explained that it is a new installation called a small cell. It is to provide additional coverage and capacity in that area. The antennas will be enclosed inside a cupola. Bob Pease asked how the proximity to McDonald's and the Elks have an effect. Mr. Baldwin said they have a report from C2 Systems, LLC that states that it will operate about 50% below the FCC standard. He explained the coverage maps in the packets.

VOTED: Unanimously on a motion by Ray Krzykowski and seconded by Dave Sletner to send a **POSITIVE REFERRAL** to the Zoning Commission for Verizon to install a small cell rooftop wireless telecommunication facility at 734 Rubber Avenue.

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

There was no new business.

5. ADJOURNMENT

VOTED: Unanimously on a motion by Bob Clark and seconded by Dave Sletner to adjourn the meeting at 7:30 P.M.

RESPECTFULLY SUBMITTED:

Ray Krzykowski, Secretary/sg