

**PLANNING COMMISSION  
REGULAR MEETING NOVEMBER 2, 2015**

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  
Ray Krzykowski  
Robert Clark  
Dave Sletner, Alternate

**OTHERS:**

Sue Goggin, ZEO  
Lori Rotella, Assistant ZEO

1. Anthony Whelan led with the Pledge of Allegiance. He took attendance, and noted there was a quorum.
2. Executive session with Borough Attorney.

There was no executive session.

3. Review /Approval of the October 5, 2015 Regular Meeting Minutes.

**VOTED:** Unanimously on a motion by Harry Jancis and seconded by Ray Krzykowski to **APPROVE** the October 5, 2015 Regular Meeting Minutes.

**4. NEW BUSINESS**

- A. Commission discussion/decision regarding a referral from the Board of Mayor and Burgesses pursuant to Section 8-24 of the CT General Statutes for requested defined traffic access easement by the Connecticut Department of Transportation for the upgrade of pedestrian control features on Church Street (Route 63) at Bridge Street (Route 68).

Susan Goggin explained to the commission that the State of Connecticut wants to work on the traffic light and crossing at this intersection

**VOTED:** Unanimously on a motion by Ray Krzykowski and seconded by Robert Clark to send a **POSITIVE** referral to the Board of Mayor and Burgesses to give Connecticut Department of Transportation an easement for the upgrade of pedestrian control features on Church Street (Route 63) at Bridge Street (Route 68).

- B. Commission discussion/decision regarding referral from the Naugatuck Zoning Commission for proposed zone map amendment from I-1 & I-2 to B-1 for property located at 195 Water Street, Applicant: Naugatuck Train Station, LLC

Attorney Michael McVerry, 35 Porter Avenue, Naugatuck on behalf of Applicant Naugatuck Train Station, LLC, contract purchaser of 195 Water Street, explained his client's intention to convert the property to a restaurant and for this reason would need the zone to be changed to B-1. He also summarized how this would fit into the POCD. He also noted that the purchaser does not intend to change the outside of the building. Harry Jancis feels the map does not show enough information to show where the zone change will be. He would like clarification exactly where on the map the property to have a zone change is located. Attorney McVerry verified his client does in fact own 195 Water Street. The Commission also has concerns with the current railroad platform and where exactly is 0 Water Street located on the map. Anthony Whalen would like this to be tabled until the December meeting until all of their questions are answered. Susan noted the 35 days will be up on the day of the December 7, 2015 meeting. Robert Pease would prefer to send a negative referral listing all of the deficiencies and asking the Zoning Commission for a resubmission. Robert Clark made a motion and Robert Pease seconded on the proposed zone change for the two properties, 195 Water Street and 0 Water Street to send a negative referral to the Zoning Board noting that the maps provided are unclear, that the ownership of the platform needs to be determined and the owners notified of the public meetings. Anthony asked for discussion. Attorney McVerry clarified to the commission their purview is the zone change. Robert Clark amended his motion deleting his comments about notification of ownership. Harry Jancis noted comments are not part of a motion. They are post script and give reason for the negative referral. He also wanted to make clear that the Commission has nothing against making the Train Station a restaurant.

**VOTED:** Unanimously on a motion by Robert Clark and seconded by Robert Pease to send a negative referral to the Zoning Board noting solely the inadequacies of the evidence presented in map form.

Susan Goggin suggested holding a special meeting before the next scheduled Planning meeting. The commission agreed on Tuesday, November 17, 2015 at 10:00 a.m. providing they have the new maps. Attorney McVerry will confirm if the maps will be ready by that day. Susan will send the new map and agenda to the commission through email.

- C. Commission discussion/decision regarding request for release of remaining bond for Pondview Estates Subdivision.

Susan Goggin explained to commission that Mr. Pereira is seeking to have the remaining bond money released for Pondview Estates. Susan distributed a letter written by Wayne Zirolli stating all of the work has been done in the subdivision and recommends that the bond be released.

**VOTED:** Unanimously on a motion by Robert Clark and seconded by Harry Jancis to **APPROVE** the release of the remaining monies for Pondview Estates Subdivision on Wooster Street and Donovan Road.

- D. Commission review/approval of the 2016 meeting schedule.

Anthony Whelan read the 2016 schedule into the record. Harry Jancis will not be able to attend the January 2016 meeting.

**VOTED:** Unanimously on a motion by Robert Pease and seconded by Harry Jancis to **APPROVE** the calendar for 2016 Planning Commission meetings as submitted by Lori Rotella.

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

There was none.

## **5. OLD BUSINESS**

- A. Commission discussion/decision regarding referral from the Naugatuck Zoning Commission for proposed amendments to Section 44 of the Naugatuck Zoning Regulations; Applicant: Borough of Naugatuck

Susan Goggin gave the commission an update regarding the sizes of various sidewalks in town. Susan reminded the commission that they previously determined that 5' was wide enough for pedestrians to walk on the sidewalk and 6' was wide enough for table and chairs. Susan also explained that currently, alcohol is not allowed to be consumed on Borough sidewalks. Susan went over the proposed wording for the Zoning Regulations. The commission discussed their concerns and asked Susan to research other town's regulations and how they handle outdoor dining. Susan also communicated to the commission the order in which the revision to the regulations will be done. The zoning regulations will be changed first to allow for seasonal outdoor sidewalk dining and then the Borough Board will change the ordinance regarding liquor on Borough sidewalks. This is strictly for sidewalk dining, not patio dining. The commission would like Susan to research what other town's regulations state. Susan will revise the wording in the proposed zone regulation revision and review again at the next meeting.

## **6. ADJOURNMENT**

**VOTED:** Unanimously on a motion by Robert Clark and seconded by Robert Pease to adjourn the meeting at 7:10 P.M.

RESPECTFULLY SUBMITTED:

Ray Krzykowski, Secretary/lr  
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