

**PLANNING COMMISSION
REGULAR MEETING SEPTEMBER 14, 2015**

Anthony Whelan, Chairman, opened the meeting at 6:03 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
Jim Stewart, Director of Public Works
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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 August 3, 2015 Regular Meeting Minutes.

VOTED: 4-0-1 on a motion by Ray Krzykowski and seconded by Robert Pease to **APPROVE** the August 3, 2015 Regular Meeting Minutes as written.

FOR

Anthony Whelan
Robert Pease
Ray Krzykowski
Robert Clark

AGAINST

ABSTAIN

Harry Jancis

4. NEW BUSINESS

- A. Commission discussion/decision regarding application for re-subdivision of Lot 72-82 Rollingwood Drive/Wisteria Drive in Apple Hill Estates, Applicant: Morgan Development

Roland Desrosiers, Land Surveyor and Planner on behalf of Apple Oil. Ken Vosso also from Apple Oil was present. Roland explained to the commission this application was approved in 2005 or 2006 with the condition that these two lots were combined into one. The developer, over the years, has cleaned up the site and is looking to have the lots re-subdivided again. They currently have the Police Commission, Inland Wetland Commission and WPCA approvals and should have the Fire Commission approval before the public hearing. Anthony Whelan would also like to schedule a site walk before the October meeting. The commission agreed and set the site walk for Thursday, September 17, 2015 at 4:00 p.m. Roland will have a test pit dug for commission to observe there is no rock where proposed house will be built.

Public Hearing set for October 5, 2015 at 6:15 p.m.

- B. Commission discussion/decision regarding referral from the Naugatuck Zoning Commission for special permit for earth excavation/fill of more 8100 +/- cubic yards of material at 1198, 1202 & 1204 New Haven Road, Applicant: HZM Petroleum Corp.

Jesse Judson briefed the commission on the slope of the land and the reason for the amount of fill being brought in. Rick Mangione, with Sal Mangione & Sons Construction Co., expressed to the commission that they would like to have the foundation in before the winter. Rick also summarized the course of action that will be taken to complete the project and the hours they will be working. The commissioners had a concern with the impact the trucks, bringing in the fill, would have on the traffic during peak hours on New Haven Road. Kermit Hua with KWH Enterprise, LLC, 277 Reservoir Ave, Meriden prepared a traffic study for the project. Based on his analysis, the traffic is busiest between 7:00 – 9:00 a.m. and 4:00 – 6:00 p.m. Rick explained the project should take approximately 4 months and is a gradual process.

VOTED: Unanimously on a motion by Harry Jancis and seconded by Robert Pease to send a **POSITIVE REFERRAL** to the Zoning Commission on the application for 8100 +/- cubic yards of material to be brought into 1198, 1202 & 1204 New Haven Road; Applicant: HZM Petroleum Corp.

- C. Commission discussion/decision regarding referral from the Naugatuck Zoning Commission for special permit application for proposed renovation of existing garage into a hair salon at 24 Golden Court and 451 North Main Street, Applicant: Vesel Nasufi

WITHDRAWN BY APPLICANT - Anthony Whelan read the applicant's withdrawal letter into the record. There was no further discussion.

- D. 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 explained how this referral came to be. Sue further explained how the Borough ordinance does not allow for alcohol on town sidewalks. The Zoning Commission sent a positive referral to the Board of Mayor and Burgesses. Attorney Fitzpatrick drafted changes to the zoning regulations and Borough ordinances. This only pertains to Borough Property, not on private sites. The commissioners discussed their concerns with alcohol outside. This is seasonal proposal. The permits would be valid from April 1st through October 31st. Attorney Fitzpatrick asked Sue to measure the sidewalks along Church St. in front of the restaurants. Sue

further explained that the Zoning Commission would still need to give the applicant approval along with a liquor permit through the state. Harry Jancis would like to table this until the October 2015 meeting in order to review further. Robert Pease would like to see the regulation state that consumption of alcohol in public is contingent on consumption of food at the same time.

Tabled until the October 5, 2015 meeting.

5. OLD BUSINESS

- A. Commission discussion/decision regarding a referral from the Naugatuck Zoning Commission for special permit application for proposed construction of building to house a convenience store and two additional retail spaces and gas filling station at 1198, 1202 & 1204 New Haven Road; Applicant: HZM Petroleum Corp.

Jesse Judson, Land Surveyor with Michael H. Horbal, 52 Main Street, Seymour summarized the revisions made to the map as per comments from last month's meeting. There were also revisions made per the CT DOT, which included revising the driveways to have the easterly side be an enter only and the westerly side be an exit only. As a result of this revision, the underground gas storage tank had to be moved 15 feet to the left. Edward Leavy addressed how the storm water drainage system will work. The system is based on the 100 year storm calculations. Robert Pease noted that Planning and Zoning both have different drawing requirements. He would like to recommend that Zoning look at the Planning rules and regulations and incorporate them into their regulations for ease of reviewing.

VOTED: Unanimously on a motion by Robert Pease and seconded by Robert Clark to send a **POSITIVE REFERRAL** to the Zoning Commission on the construction of a gas station and retail spaces at 1198, 1202 & 1204 New Haven Road; Applicant: HZM Petroleum Corp.

- B. Commission discussion/decision regarding a referral from the Board of Mayor and Burgesses pursuant to Section 8-24 of the CT General Statutes for proposed purchase of property at 0 Andrew Mountain Road, Parcel ID #022-1700, #022-1800, #022-1900

Due to the commission failing to act within 35 days, by default, a positive referral will be sent to the Board of Mayor and Burgesses. No vote was taken.

- C. Commission discussion/decision regarding a referral from the Board of Mayor and Burgesses pursuant to Section 8-24 of the CT General Statutes for proposed purchase of property at 0 Farmstead Lane, Parcel ID #055-2303

Due to the commission failing to act within 35 days, by default, a positive referral will be sent to the Board of Mayor and Burgesses. No vote was taken.

- D. Commission discussion/decision regarding revisions to zone map and creation of Prospect Street Design District; Applicant: Borough of Naugatuck

Susan Goggin explained there has been no updates, no revisions and the public hearing is still open. Harry Jancis believes it is time to vote on this.

VOTED: Unanimously on a motion by Harry Jancis and seconded by Robert Pease to send a **POSITIVE REFERRAL** to the Zoning Commission regarding revisions to the zone map and creation of Prospect Street Design District as presented July 7, 2015; Applicant: Borough of Naugatuck

- E. Commission discussion/decision regarding filling vacancy on the Planning Commission

The commission had a vacancy for a regular member for the past 2-3 years. The town attorney clarified that the position should be filled by the most senior member on the board.

VOTED: Unanimously on a motion by Robert Pease and seconded by Ray Krzykowski that the commission appointment Robert Clark to fill the remainder of the vacant term on this commission.

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

6. ADJOURNMENT

VOTED: Unanimously on a motion by Harry Jancis and seconded by Robert Pease to adjourn the meeting at 7:00 P.M.

RESPECTFULLY SUBMITTED:

Ray Krzykowski, Secretary/lr