

**PLANNING COMMISSION  
REGULAR MEETING JUNE 6, 2016**

Anthony Whelan, Chairman, opened the meeting at 6:02 P.M. with the following in attendance:

**MEMBERS:**

Anthony Whelan, Chair  
Robert Pease, Vice-Chair  
Harry Jancis - absent  
Ray Krzykowski  
Robert Clark  
Doylre Anderson - absent  
Dave Sletner, Alternate  
Sally Brouillet, Alternate - absent

**OTHERS:**

Sue Goggin, ZEO  
Lori Rotella, Assistant ZEO  
Wayne Zirolli, Borough Engineer  
Carl Herb, Burgess Liaison  
Attorney Fitzpatrick  
Public - 0

1. Anthony Whelan led with the Pledge of Allegiance. He took attendance and noted there was a quorum and made Dave Sletner a regular voting member in place of Harry Jancis.
2. Executive session with Borough Attorney.

There was no executive session.

3. Review /Approval of the May 2, 2016 Regular Meeting Minutes.

**VOTED:** Unanimously on a motion by Robert Pease and seconded by Robert Clark to **APPROVE** the May 2, 2016 Regular Meeting Minutes as written.

**4. NEW BUSINESS**

- A. Commission discussion/decision regarding referral from the Zoning Commission for earth excavation at 100 Prospect Street, Applicant: Florian Properties/Format LLC

Attorney Kevin McSherry, 38 Fairview Avenue, Naugatuck, representing Florian Properties/Format LLC gave a brief overview of where the applicant is in the approval process. Mr. Florian believes he will have more commercial tenants than residential. There is currently one commercial tenant who will occupy 7,500 – 8,000 square feet of the building. The police commission approved the plan with the condition that the trucks exit on Eagle St when removing the material from the site. The application for earth excavation is for 9,400 cubic yards but they may not be taking that much out. They may be using some on site. Attorney Fitzpatrick explained to the commission that the applicant can apply for something they may not build. The building is located in a B-2 zone which allows for commercial and residential but the applicant could decide to put all commercial in the building. Attorney McSherry further explained that the current proposal is for half commercial and half residential. The parking calculations are based

on this mixture of uses. If this changes, the applicant would come back before the zoning commission for a modification to their special permit. If all of the proposed parking is not needed then they will leave certain areas in their natural state. Robert Clark stated for the record that he reviewed the storm water calculations and they are the most complete that he has seen.

**VOTED:** Unanimously on a motion by Robert Clark and seconded by Robert Pease to send a **POSITIVE REFERRAL** to the Zoning Commission for earth excavation at 100 Prospect Street not to exceed 9,400 cubic yards, Applicant: Florian Properties/Format LLC.

- B. Commission discussion/decision regarding referral from the Zoning Commission for proposed restaurant at 233 Rubber Avenue, Applicant: Mehmet Yilmaz

Brian Plourde, Pustola & Associates, 185 Meadow Street, Naugatuck representing Mehmet Yilmaz for a proposed restaurant at 233 Rubber Avenue. Brian explained the restaurant will be serving breakfast, lunch and dinner between the hours of 7:00 a.m. – 10:00 p.m. There will be no site work except to relocate one handicap parking spot to a better location near the existing ramp. There will be no work to the outside of the building except for signage, one sign on a pylon and one on the building. The restaurant will be 1,300 square feet with 750 square feet being used for the patron area. According to the zoning regulations this would require 6.67 parking spaces. There will be 8 parking spaces at this location and there is a municipal parking lot across the street which is within 300 feet in a direct line from the building. There is a cross walk and lighting already there. Burgess liaison, Carl Herb, questioned if the restaurant will be serving alcohol. Susan Goggin explained that the Land Use Department signs off on a form from the liquor commission stating they comply with the regulations in that zone.

**VOTED:** Unanimously on a motion by Robert Pease and seconded by Ray Krzykowski to send a **POSITIVE REFERRAL** to the Zoning Commission for proposed restaurant at 233 Rubber Avenue, Applicant: Mehmet Yilmaz.

- C. Commission discussion/decision regarding request for bond reduction for 68 Arch Street, Applicant: ALX Ventures, LLC

Wayne Zirolli explained to the commission that the applicant, Randy Quinn, requested a bond reduction due to the fact that much of the work for the public improvements has been completed. He is looking for an \$8,500 reduction from the \$15,500 bond leaving 20% or \$7,000. This is the maximum amount that the bond can be reduced by; you must retain 20% of the bond.

**VOTED:** Unanimously on a motion by Ray Krzykowski and seconded by Robert Clark to **APPROVE** to reduce the bond for ALX Ventures by \$8,500 from \$15,500 for a new total of \$7,000.

- D. Commission discussion/decision regarding referral from the Board of Mayor and Burgesses for the sale of 6.92 acres at William C. Rado, Sr. Drive (Lot 13 in the Industrial Park) pursuant to CGS 8-24

Attorney Fitzpatrick gave a brief background of the applicant, Electric Cable Compounds Inc., which is located in the industrial park. They are looking to expand the business to the piece next door. The lot does need site work done in order to build on it. He is looking to build a material warehouse. They are looking to close on the parcel of land in 30 – 45 days. After they close they will come back with a plan for the building. This is a raw piece of land that has never been built on.

**VOTED:** Unanimously on a motion by Ray Krzykowski and seconded by Robert Pease to send a **POSITIVE REFERRAL** to the Board of Mayor and Burgesses for the sale of 6.92 acres at William C. Rado, Sr. Drive (Lot 13 in the Industrial Park) pursuant to CGS 8-24.

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

There was none.

## **5. OLD BUSINESS**

- A. Commission/discussion regarding referral from the Zoning Commission for proposed special permit for mixed use of commercial and residential for 100 Prospect Street, Applicant: Florian Properties/Format LLC

All discussions were done under New Business A. There was no further discussion here.

**VOTED:** Unanimously on a motion by Robert Pease and seconded by Dave Sletner to send a **POSITIVE REFERRAL** to the Zoning Commission for special permit for mixed use of commercial and residential at 100 Prospect Street, Applicant: Florian Properties/Format LLC.

## **6. ADJOURNMENT**

**VOTED:** Unanimously on a motion by Robert Pease and seconded by Dave Sletner to **ADJOURN** the meeting at 6:51 P.M.

RESPECTFULLY SUBMITTED:

Ray Krzykowski, Secretary/lr