

Public Hearing Minutes  
Application P-2012-189  
Naugatuck Valley Savings & Loan  
Draft Minutes Subject to Modification  
July 19, 2012

Present: Chairman D. Chadderton, Commissioners P. Betkoski, J. Fitzpatrick, J. Burns,  
E. Groth, D. Taylor and D. Setaro (7:30).  
Absent: Commissioners: J. Trzaski and P. Hinman.

I Call to Order

Chairman Chadderton called the public hearing to order at 7:24 P.M.  
The Pledge of Allegiance was recited.

II New Business

M. Horbal, 52 Main St, Seymour came forward for the applicant, Naugatuck Valley Savings and Loan.

The applicant is seeking approval of a 2 lot resubdivision on property located at 363 Burton Road, Beacon Falls, CT.

M. Horbal turned over to the commission certified mail receipts, noting that he received a 100% response from the neighbors being notified of this project.

M. Horbal stated that the drawings that Jim Galligan reviewed were from Feb 16<sup>th</sup> and not the most recent drawings.

M. Horbal gave an overview of the project which consists of 2 interior lots with a common driveway, city water/sewers, and the driveway to be paved.

The two proposed lots meet the zoning requirements.

Chairman D. Chadderton asked if there were any comments from the public and Gabor Kautzner came forward and asked if the stone wall was staying intact and M. Horbal responded yes, it will remain.

Chairman D. Chadderton commented that he believes the wall is part of the water commissions conditions.

P. Himan, 387 Burton Rd came forward and asked why the proposed house on Lot #4 has to be so close to the property line and devalue the existing properties. She noted that on paper it looks like a good plan, but in reality, it is not such a good plan. P. Hinman also noted that on lot #3 there are a lot of majestic trees which will fall to this project and asked if they will be replaced with mature trees to buffer the property line. P. Hinman also inquired as to who would be doing the work.

M. Horbal, responded by saying that the property is owned by N.V.S. & L. and that regardless of who proceeds with the project if approved, that there is not much choice as to where the houses will be placed due to restrictions because of wetlands on the property.

J. Machinski, 385 Burton Road stood up and inquired about the repair of the

stone wall.

A motion to recess was made at 8:16 by Comm. J. Fitzpatrick and 2<sup>nd</sup> by Comm. D. Setaro. All in favor.

Chairman Chadderton brought the meeting back to order at 9:55 P.M.

Chris Wilemski, 361 Burton Road asked if the houses were to face Burton Road and the answer was yes.

P. Hinman, 387 Burton Road, remarked that the proposed house on Lot #4 needs to be moved.

Chris Wilemski, 361 Burton Road asked if this project would have town services provided. The answer was yes.

P. Hinman asked if they would consider replacing the major trees that will come down with arborvites.

At 10:12 P.M. a motion to continue the public hearing until next months meeting at 8:00 P.M. was made by Comm. J. Fitzpatrick and 2<sup>nd</sup> by Comm. P. Betkoski. All in favor.

Respectfully Submitted,

*Mary Ellen Fernandes*

Clerk, 7/21/12