

COPY RECEIVED  
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**MINUTES**  
**Public Hearing – Board of Selectmen**  
**Tuesday, June 3, 2014 – 6:30 PM**  
**Norma Drummer Room – Seymour Town Hall**

**Members present:** W. Kurt Miller, Al Bruno, Karen Stanek, Paul Roy, Annmarie Drugonis, and Len Greene, Jr. and Nicole Klarides-Ditria (6:38PM).

**Members not present:**

**Others present:** Town Counsel, Richard Buturla; Al Yagovane, Lianna Staffieri, Rory Burke, Elwin Jimmo, Kelly Riley, Agatha Parlak, Elena Miller, Jason Sousy, Tina Coughlin, Ron Callanan, Wendy Ward, Mary Geloso, Matt Petrino, Bob and Jen Magri.

**ITEM #1: Call meeting to order.**

Meeting was called to order by First Selectman, W. Kurt Miller, at 6:35 PM.

**ITEM #2: Pledge of Allegiance.**

Everyone saluted the flag and recited the Pledge of Allegiance.

**ITEM #3: Public comment on the proposed sale of 29 Maple Street.**

Elwin Jimmo, 21 Maple Street, stated his concerns about what the building would be used for. He stated that he thought it was time to make the building useful.

Kurt Miller explained that the developer who is interested in the property has a track record of converting schools into apartment buildings. These are market rate apartments designed for young adults (20's, 30's). The price range for rent will be between \$1,200.00 and \$1,600.00.

Al Yagovane, 25 Elaine Drive, stated he was surprised about the sale of the school and he wasn't in favor of the building being sold. He suggested that the 29 Maple Street building be utilized for small business purposes. He voiced his concerns about the building becoming apartments. He finally inquired about information with regard to taxes.

Kurt stated that \$5 million will go into the building. In the first year it will be assessed at \$1 million.

Kelly Reily, 40 Maple Street, voiced her concerns about potentially more cars on Maple Street, the traffic flow and the safety of children who utilize corners for bus stops. She was concerned about the change in traffic and the people that might move in. She suggested looking at the big picture and the future.

Kurt stated that most of the apartments would be two bedrooms and there would be approximately 30 apartments. He stated that the developers will have to go through the Planning and Zoning process.

Agatha Parlak, 239 Pearl Street, stated that she was concerned about traffic flow and the volume of cars on the street in that area. She was also concerned about noise level and neighbors around that area. She was concerned about the trees that would have to be cut down in order to make a parking lot. She suggested looking elsewhere for an apartment building.

Jason Sousy, 43 High Street, stated that he was concerned about the parking lot back by the field. He was concerned about the rent fee of \$1,200.00- \$1,600.00 and whether or not it is affordable to people in their 20's. He also voiced his concern about the traffic flow in that area. He stated that he is an alarm

technician and he has seen old buildings that were converted into apartment buildings and knows the long term effects.

Tina Coughlin, 41 Elm Street, stated that she, along with other residents of the area, have many questions about what the plan is for the building. She stated that she hoped the building will remain a high end apartment building and would be upset to see it go downhill.

Jennifer Magri, 16 Union Street, stated that she is in favor of change. She was concerned about density and the traffic of the area. She stated she was happy that it is going to be market rate housing. She stated that she is interested in understanding how many affordable units would be there. She inquired about getting the work out to help make people feel more comfortable with the change.

Richard Buturla, Town Counsel, stated that the buyer is The Primrose Companies and briefly provided the residents with other core information. He stated that there will be a full presentation before the Planning & Zoning Commission.

Kurt stated that the town received two offers, both for similar use. One offer was substantially better than the other.

Ron Callanan, 2 Washington Avenue, explained that his property abuts 29 Maple Street. He voiced his concerns about the lack of solicitation with regard to the proposed sale. He suggested that if need be, the building should get taken down and a park should be built in its place. He stated that the area is of high density and there is no green space.

Kurt stated that this has been published in various newspapers, on Facebook, etc. He stated that they tried to get the word out as much as possible. He also described the vandalism that goes on to the building.

Al Yagovane, 25 Elaine Drive, inquired if the board is still accepting suggestions.

Kurt stated that they were and he could talk to him tomorrow morning in his office.

Tina Coughlin, 21 Elm Street, stated that she would like to get more information.

Kurt stated that there will be a town meeting where residents can voice their opinions. Also, there will be a link on the town website with more information.

Agatha Parlak, 239 Pearl Street, suggested knocking the building down and making it a park for children in the area. She also suggested moving the Community Center over to the building at 29 Maple Street.

Kurt stated that less work was needed at the current Community Center than at 29 Maple Street. Any proceeds from the sale of the building will directly go into town buildings.

Wendy Ward, 2 Washington Ave, stated that her property abuts the 29 Maple Street property. She inquired if the developer will be selling off parcels of land that are abutting the property. She inquired if senior housing had been considered.

Kurt stated that the developer needs every parcel of land. He stated that Seymour Housing Authority wouldn't be able to put up or maintain another building.

Matt Petrino, 18 Woodcrest Road, inquired about the playground up on the hill by the school.

Kurt stated that the playground was lit on fire. He stated that they might be able to salvage some pieces of playground equipment for a future park.

Mary Geloso, 9 Beecher Place, stated that emergency vehicles would use the back entrance of 29 Maple Street as another entrance way into Beecher Place. She asked if gates will be installed. She stated that she thinks tearing the building down would be a waste of good space. She stated that she would like to see something done with the building, but not enthralled with the idea of an apartment building.

Kurt stated that the developers are going to have to comply with all the Planning & Zoning requirements.

Motion to recess Public Hearing at 7:01 PM

Motion: Len Greene, Jr.

Second: Al Bruno

Vote: 7-Yes

0-No

0-Abstain

W. Kurt Miller – Yes

Nicole Klarides-Ditria – Yes

Karen Stanek – Yes

Len Greene, Jr. – Yes

Annmarie Drugonis – Yes

Paul Roy – Yes

Al Bruno – Yes

Motion to come out of recess for Public Hearing at 7:03 PM.

Motion: Annmarie Drugonis

Second: Nicole Klarides-Ditria

Vote: 7-Yes

0-No

0-Abstain

W. Kurt Miller – Yes

Nicole Klarides-Ditria – Yes

Karen Stanek – Yes

Len Greene, Jr. – Yes

Annmarie Drugonis – Yes

Paul Roy – Yes

Al Bruno – Yes

Additional public comments:

Jason Sousy, 43 High Street, inquired about the projected length of time for the construction. He also inquired about the city sewers and water lines to the building. He inquired if the construction would go into the woods or just to the back of the field.

Kurt stated that the time frame of construction is approximately 12 months. He stated that it is up to the developers as to what they will do with sewers and water lines. He stated that the construction will go to the back of the field.

**ITEM #4: Close Public Hearing.**

Motion to close Public Hearing at 7:06 PM.

Motion: Len Greene, Jr.

Second: Nicole Klarides-Ditria

Vote: 7-Yes

0-No

0-Abstain

W. Kurt Miller – Yes

Nicole Klarides-Ditria – Yes

Karen Stanek – Yes

Len Greene, Jr. – Yes

Annmarie Drugonis – Yes

Paul Roy – Yes

Al Bruno – Yes

Submitted by,



Lianna Staffieri  
Recording Secretary

Reviewed by,



W. Kurt Miller  
First Selectman