DATE: 3/17/09
TIME: 5:20PM
TOWN CLERK'S OFFICE

Town of Seymour
Economic Development Commission

Special Meeting
Minutes
Tuesday – March 10, 2009 7:00pm
Flaherty Room – Town Hall

Members Present: Jon Szuch, Ted Holly, Marietta Sabetta, Michael H. Horbal, Joe Cass, Nancy Onofrio Recording Secretary.
Members Not-present: Ron Balabon, Rosalie Averill.

Others Present: Brian Sirowich, Sal Mangione.

ITEM # 1 Call Meeting in Order.
Meeting called in order at 7:03pm by Chairman Jon Szuch.

ITEM # 2 Pledge of Allegiance.
Pledge of Allegiance led by Chairman Jon Szuch.

ITEM # 3 First Selectman Comments.
First Selectman Robert J. Koskelowski not present at the moment.
No action taken.

ITEM # 4 Approval of February 4, 2009 Minutes.
Motion to approve minutes as submitted.
Motion: Michael H. Horbal Second: Ted Holly
Vote: 5-Yes (J. Cass, J. Szuch, T. Holly, M. H. Horbal, M. Sabetta)
0-No 0-Abstain 0-Disqualified 2-Not present (R. Averill, R. Balabon)
Motion carries.

ITEM # 5 ED Director Report.

Economic Development Director John Criscuolo not present.

Chairman Jon Szuch followed up with a letter to the First Selectman, as agreed at the last meeting, regarding the Economic Development Director's vacancy and the commissions' recommendations to fill the position with Economic Development Secretary Nancy Onofrio. No decision as been made to date.

ITEM # 6 Continue Discussion of 2008 EDC Questionnaire.
Questionnaire has been filed with Town Clerk. Copies have gone to the Board of Selectmen. Will continue to circulate the Questionnaire to all other boards and commissions. Copies of the Questionnaire were

circulated to local newspaper as well resulting in two articles in the Connecticut Post and the New Haven Register.

ITEM # 7 Continued EDC review and discussion of current zone classifications and boundaries.
At last meeting member Michael H. Horbal passed out a series of maps of parcels in Town in need of a zoning update.

Continued discussion of the maps:

Map 1 of 8
No discussion.

Map 2 of 8

Bottom portion of the map is New Haven Copper zoned general industry (GI-2). The commission would like to see the land developed commercially with restaurants and shops, makes more sense to change the zoning to commercial (C-2). We will not see this kind of development unless we encourage it and the only way to encourage it is to change the zoning. This will not prohibit New Haven Copper from reopening, however it would most likely limit them from expanding. The commission proposes the chance to see this area commercially developed.

Top portion of the map is Housatonic Wire parcel. It's interesting to see that the parcel across Little River is zoned commercial yet Housatonic Wire is zoned light industrial. If we want to see a change in town we must change the zone to accommodate the commercial development. EDC is proposing a change from light industrial (LI-2) to commercial (C-2).

Map 3 of 8

Upper shaded area is a gas station and currently zoned as residential and should be changed to commercial (C-2) from residential (R-18) in an act to clean-up the zoning to make it more uniform.

Lower shaded area parcel is a piece of land currently occupied by a house and a garage and zoned general industry (GI-2). Land was formerly owned by Kerite and should be, as suggested by Town Planner Bob Looker, re-zoned to reflect the current use, commercial (C-2). All surrounding areas are zoned commercial.

Map 4 of 8

Large shaded area is the site currently owned by Seymour Auto Wrecking and is mostly woods. After seeing what Blakeman as been able to accomplish on Rt. 67 with the undergoing Walgreens project, this site has potential to be developed. This proposed zone change is from residential (R-18) to commercial (C-2).

The two smaller remaining parcels are clean-up parcels and it would make much more sense once again to change the zones from

residential (R-18) to commercial (C-2) to encourage surrounding businesses to purchase the parcels in the future for expansion.

Commissioner Joe Cass asked for a clarification on how long the process to make a zone change approximately takes.
Michael H. Horbal said the procedure is a follows: present a proposed zone change application to P&Z to be received at their regular monthly meeting, at which time a date for public hearing would be set, to take place prior to a regular P&Z meeting. The board has the option to wait 65 days before setting the public hearing. At the public hearing if there is no controversy, the board would close the public hearing and then have 35 days after closing of the meeting to make a decision or they could vote on it at their regular meeting. On average it takes about three months to get a zone change approved.
The zone changes we are proposing could be voted all the same meeting or P&Z could pick to change some of the zones and table others.
By changing the zone we would encourage commercial growth and based on the economy we want to make the changes now to be ready for the warmer months ahead.

Map 5 of 8

Along Rt. 34 looking at the Town Zoning map most of the zoning in the area is recreational commercial (RC-3), with same space requirements for a commercial zone but also allowing for recreational use associated with the river, like boating and such. This area has not been developed in this manner, and so Town Planner Bob Looker recommends the whole area to be rezoned commercial(C-2), allowing more flexibility to add commercial structure for future development.

Across the river, behind a residential area, is located a big hilly residential piece of land zoned for residential use (R-18) and Town Planner's suggestion was to change it to R-40. From the EDC stand point it does not matter. All other surrounding areas around are zoned R-40.

The top part of the map is zoned recreational commercial (RC-3) encouraging people to development commercially. Per Town Planner it would make more sense to change this zone to residential (R-40). From an EDC stand point it is not critical. Will support the proposed change.

Map 6 of 8

Along the river, Roosevelt Drive, is all recreational commercial (RC-3) and proposing the change to commercial (C-2). This area includes Villa Bianca and surrounding offices. This change would include some large parcels at the bottom of Squantuck Road big enough to be developed commercially. Once again the change is being proposed to encourage commercial development in the near future.

Map 7 of 8

Looking at Roosevelt Drive, the dark grey area is where Actors' Colony used to be and currently John Guedes, Primrose Construction, is developing a small shopping center right now. Proposed change from recreational commercial to commercial (RC-3 to C-2).

The lighter areas, also all zoned RC-3, are houses and with no septic system. Proposing change from residential commercial (RC-3) to residential (R-18).

The area in the corner of the map currently zoned for recreational commercial (RC-3) to change to multi family (MF) to encourage apartments, condos, 55 and older development, etc.

Map 8 of 8
Continuation of map 7.

Patterned area proposed change from recreational commercial (RC-3) to multi family (MF) again under suggestion of Town Planner due to the request of developers who have previously approached P&Z presenting a plan for multifamily complex. Developers have said they request the zone change and would develop the sanitary sewer from the City of Derby up to this area. P&Z asked for proofs before approving the project, which is in the pipeline in Derby on some kind of agreement to extend the sewer. Under suggestion of Bob Looker we propose this change.

The darker area on the map is a continuation of the previous map as so to maintain consistency and again to encourage commercial growth here, EDC is proposing a change from recreational commercial (RC-3) to commercial (C-2).

Commissioner Jon Szuch asks when was the last time Town zoning was updated. Commissioner Horbal responds by explaining that by law P&Z has to review their plans of conservation and development every 10 years. Changes made a few years ago were minimal. In light of economic times and of the demand for development along Rt. 8, EDC is proposing the changes.

Discussion of the Abstract from the Seymour Zoning Regulations: Dangerous to start making changes to the regulations because it is hard to anticipate the growth once you change the zones.

Next step to send recommendations to P&Z to strongly consider the proposed zoning changes. Because EDC is part of the Town, it would not have to incur any fees. All board members agree to keep the momentum going, despite not having Director, and to draft a letter at the April meeting and then go as a group to P&Z to present the proposal.

ITEM # 8 Chairman Report.
No Chairman Report.
Reviewed VCOG Shovel Ready Projects handout.

ITEM # 9 Public Comment.
Rick Mangione, Mangione Construction, 581 North Main Street, loved the ideas the commission has about developing New Haven Copper commercially. He thinks a restaurant overlooking the waterfall would be nice as well as a building offering residential use on top, to support the stores below and also to encourage the growth and enjoyment of the downtown area. Mr. Mangione also suggested to make Main Street one way to gain some more parking spaces.

Brian Sirowich, of Green Hornet, Watertown, CT a brownfields redevelopment company is attending the meeting to see if he can get help. Is trying to get in touch with Housatonic Wire and New Haven Copper to discuss buying the sites and developing then into mixed commercial use.

Michael H. Horbal
1) Passed out a couple of articles:
- Seymour to get a facelift
- Woodbury antiques dealers want state 'trail' designation

2) Was also approached by Jimmie of Zois, member of the downtown businessmen association who is organizing a clean-up of the downtown. Would like to extend them help in advertising for the clean-up day. It's a worthwhile community effort. Mr. Horbal asked some of the downtown businesses are doing and what their needs are and suggested that they regularly attend EDC meetings to open communication. The Commission agrees that if the association wants help they need to participate more and interact with the commission.

ITEM # 10 Correspondence Update.
Articles included in the pack:
- Seymour survey favors more stores, town pool
- Survey: More stores needed
- Preschool, day care continues to grow

No other Correspondence.

Motion to have Secretary contact the downtown association to have a representative attend the EDC April meeting for the purpose to establish better lines of communication.
Motion: Michael H. Horbal Second: Marietta Sabetta
Vote: 6-Yes 0-No 0-Abstain 0-Disqualified 1-Not Present (R. Averill)
Motion Carries.

Suggestion: add to agenda the item BUSINESS UPDATES: businesses coming in and going out.

Owner of Teddy Bear Treehouse Learning Center: board applauded Secretary Nancy Onofrio on her effort to encourage the newspapers to publish a story about the expansion. The result of the stories was an increase in business and the addition of 23 kids to the center.

Member Marietta Sabetta handed out information on the Connecticut Main Street Center Organization. Secretary will look into the benefits of becoming a member and will discuss at next meeting.

Motion to have secretary look into CMSC and join if beneficial.
Motion: Marietta Sabetta Second: Joe Cass
Vote: 6-Yes 0-No 0-Abstain 0-Disqualified 1-Not Present (R. Averill)
Motion Carries.

ITEM # 11 Adjournment.
Motion to Adjourn at 8:32pm.
Motion: Joe Cass Second: Marietta Sabetta
Vote: 6-Yes 0-No 0-Abstain 0-Disqualified 1-Not Present (R. Averill)
Motion Carries.

Respectfully Submitted by

Nancy Onofrio
Recording Secretary