

SEYMOUR PLANNING & ZONING COMMISSION

Regular Meeting Minutes
January 9, 2014
Norma Drummer Room, Town Hall

COPY RECEIVED
DATE: 1/15/14
TIME: 8:45 AM
TOWN CLERK'S OFFICE

Members Present: D. Bitso, W. Birdsell, T. Lavranchuk, J. Ziehl

Members Absent: B. Koskelowski, P. Thompson, D. Scheck, Alt.

Others Present: Bob Looker, Town Planner, Bill Paecht, ZEO

The meeting was called to order at 7:30 p.m. by Acting Chairman, Dave Bitso.

MOTION: W. Birdsell/T. Lavranchuk, to add to the agenda the appointment of Joseph Ziehl to the Commission.
Motion Carried 3-0.

MOTION: W. Birdsell/T. Lavranchuk to add Joseh Ziehl as a member of the Commission.
Motion Carried 3-0.

Mr. Bitso noted that Mr. Ziehl has been sworn in as a full member of the Commission.

1. Election of Officers

MOTION: T. Lavranchuk/W. Birdsell, to nominate D. Bitso for Chairman
Motion Carried 4-0.

MOTION: T. Lavranchuk/J. Ziehl, to nominate W. Birdsell for Vice Chairman.
Motion Carried 4-0.

MOTION: W. Birdsell/J. Ziehl, to nominate T. Lavranchuk for Secretary.
Motion Carried 4-0.

2. Kinnytown Subdivision, 124 Bungay Road

Jim Baldwin, 26 Evergreen Terrace was present for the application. Mr. Ziehl stated that he knows Mr. Baldwin through his law firm but did not feel that he had any conflict of interest regarding this application. Mr. Baldwin stated that this property is a little less than ten acres and was the Brennan farm. There is a small farm house and barn on the property and it has farm status. They are proposing to break off a parcel and subdivide it into two lots. Mr. Baldwin stated that they have Inland Wetlands approval and also approval from Naugatuck Valley Health for the septic systems and wells. The property is relatively sloped and the proposed homes will have walk out basements. He stated that they do not expect a large amount of excavation to be done. Mr. Baldwin stated that they are also asking for a waiver on the open space. He stated that this is a small parcel and there is a pristine wildlife corridor which could act as open space.

Mr. Baldwin stated that Lot 3 is an interior lot and meets the requirements for an interior lot. The plans have been reviewed by Nafis & Young and the Town Planner and there were no concerns. The driveway to the rear lot is in compliance with the driveway

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grades. Mr. Looker stated that he would like to see a pin marking the street on Canfield Street. He also stated that if the open space requirements is waived a note should be placed on the plans. Mr. Baldwin stated that they will be marking the wetlands every 50 feet with wetland markers.

MOTION: T. Lavranchuk/W. Birdsell, to approve the application for Kinnytown Subdivision, 124 Bungay Road.
Motion carried 4-0.

MOTION: W. Birdsell/T. Lavranchuk, to grant the open space requirement waiver and have pins installed.
Motion carried 4-0.

3. Seymour-Beacon Falls LLC, Concept Plan Discussion

Atty. Dominick Thomas, 315 Main Street, Derby was present representing Seymour Beacon Falls LLC. Tom Haynes, Haynes Construction stated that they own the buildings behind Stop & Shop and are looking to relocate their retail store from Oxford to Seymour. He stated that they considered moving it to their location on Derby Avenue but feel that it is not really appropriate. They would like to renovate the building, expand it and clean up the area. They will also add an Ace Hardware store. Mr. Haynes noted that Lot 3 is zoned commercial but the factory building is in the GI-2 Zone which does not allow for commercial use.

Atty. Thomas stated that they discussed this with Mr. Looker and they feel that the best option is to request a text change to allow the sale of building materials. He stated that the other option would be to move the zone line which would have resulted in the zone line going through a building. He stated that they would amend Section 5.2 to allow the uses they are proposing on that site along with outside storage bins. He stated that he will file the necessary application as soon as possible and asked that the Commission schedule the public hearing for their February meeting. Mr. Looker stated that he felt that this would be appropriate.

MOTION: T. Lavranchuk/W. Birdsell to schedule a public hearing on this for February 13, 2014 at 7:00 p.m.
Motion carried 4-0.

4. Proposed Zoning Amendments, Density Standards, Multi-Family Housing

MOTION: W. Birdsell/T. Lavranchuk to table this matter to the February meeting.
Motion Carried 4-0

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5. Zoning Enforcement

Mr. Paecht presented his report for December. He stated that he is still working on getting the violation stickers for the signs. He stated that town council is reviewing if this can be done.

6. Budget, FY 2014-2015

Mr. Paecht stated that the Commission will need to request a line item transfer to the mileage account. Mr. Bitso asked how much would be needed to be transferred. Mr. Paecht stated that he felt that approximately \$500.00/\$600.00 would be needed until the end of the fiscal year. The Commission reviewed the proposed budget and it was recommended that the phone line item be increased to \$1,000.00 and the mileage line item to \$2,000.00. Mr. Paecht stated that they will be meeting with a computer consultant regarding getting a computer system so that everything would be on line. If this is done, the cost would be shared by various departments and he will advise the Commission on what the amount would be.

7. Minutes –Public Hearing and Regular Meeting – December 12, 2013

MOTION: W. Birdsell/T. Lavranchuk to approve the minutes of the December 12, 2013 public hearing.

Motion carried 4-0.

MOTION: W. Birdsell/T. Lavranchuk to approve the minutes of the December 12, 2013 regular meeting.

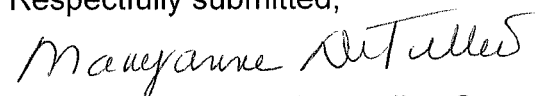
Motion carried 4-0.

MOTION: W. Birdsell/T. Lavranchuk to adjourn the meeting.

Motion carried 4-0.

The meeting was adjourned at 8:10 p.m.

Respectfully submitted,



Maryanne DeTullio, Recording Secretary