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VOICES LEGAL NOTICES

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March 17, 2014

PLEASE PUBLISH THE FOLOWING LEGAL NOTICE ON MARCH 26, 2014;

SEYMOUR PLANNING AND ZONING COMMISSION

NOTICE OF DECISIONS

The following decisions were made and actions taken by the Seymour Planning and Zoning Commission at the regular meeting on March 13, 2014:

1. A site plan for a commercial building at 770 Derby Ave was approved.
2. An amendment to Sec 5.2, Table of Permitted Uses, Seymour Zoning Regulations was approved to be effective April 1, 2014. This amendment would permit the retail sale of building materials, hardware, landscaping, garden and stone products in the CBD-1, C-2, LI-1 and GI-2 districts subject to site plan approval by the Planning and Zoning Commission. A copy of the amendment as approved is on file with the Town Clerk. ATTACHED
3. Temporary site plan approval was given for a mixed commercial/ industrial use on the property at 15 Franklin Street to be effective April 1, 2014.
4. A series of zoning amendments generally reducing density requirements for multi family housing and two family dwellings was approved to be effective April 1, 2014. Copies of the amendments as approved are on file with the Town Clerk. ATTACHED

SEYMOUR PLANNING AND ZONING COMMISSION

David Bisto, Chairman

Stone Products

APPROVED 3-13-14 EFFECTIVE 4-1-14

PROPOSED AMENDMENTS TO SEYMOUR ZONING REGULATIONS

Section 10.1.3 b) is revised to read as follows:

b) Density-Parcels of five acres or less shall have at least 5,500 sq. ft. of area for each dwelling unit. Parcels of more than five acres shall have at least 7,000 sq. ft. of lot area for each dwelling unit. For purposes of this requirement, parcel area shall be as it exists on the effective date of this amendment. It is the intent of this section to prevent the division of a large parcel in to smaller parcels to permit the more restrictive density requirement. Lot area restrictions stated in Section 7.2 shall apply.

Section 10.1.3 c) is revised to read as follows:

c) Lot Coverage- Total lot coverage of buildings and impervious surface shall not exceed 33% of total parcel area.

Section 10.1.3 d) is revised to read as follows:

d) Buildings and Outdoor Private Space- There shall be no limit to the number of principal buildings. Buildings shall have no more than two habitable stories, excluding basements and garages. Each dwelling unit shall have at least 168 sq. ft. of private outdoor space in the form of a porch, deck, patio, balcony or similar feature.

Section 10.1.4 b) shall be revised to read as follows:

b) Density- The parcel shall contain at least 12,000 sq. ft. of lot area for each dwelling unit. The area of the internal roadway system shall be deducted for purposed of calculating permitted units. Lot area restrictions stated in Section 7.2 shall apply.

Section 5.3 Required Conditions for Uses Designated "C" in The Table of Permitted Uses, Paragraph C-2 is revised to read as follows:

C-2-Two family dwellings must have a separate entrance for each dwelling unit and a minimum lot area, as defined in these regulations, of at least 20,000 sq. ft.

Section 6.0 Table of Dimensional Requirements, Note 5 at the foot of the table shall be revised to read as follows:

5. R-18 District- A two family dwelling shall have a minimum lot area of at least 20,000 sq. ft. Restrictions contained In Sec 7.2 and 7.3 shall apply. Requirements for three and four family dwellings are given in Sec 10.3.

EXPLANATION OF PROPOSED AMENDMENTS

Sec 10.1.3 b)

Reduces the required lot area for each Garden Apartment Unit from the present 16,000 sq. ft. to 5,500 sq. ft. on parcels of 5 acres or less, and 7,000 sq. ft. for parcels of more than 5 acres.

Sec 10.1.3 c)

Increases total lot coverage for buildings and impervious surface from the present 18% to 33%.

Sec 10.1.3 d)

Eliminates the present 12 unit per building requirement for Garden Apartments.

Sec 10.1.4 b)

Reduces the present density requirement for each Town House Unit from the present 16,000 sq. ft. per unit to 12,000 sq. ft. per unit.

Sec 5.3 C-2

Reduces the minimum lot area for a two family dwelling in the R-18 District from the present 40,000 sq. ft. to 20,000 sq. ft.

Sec 6.0 Note 5.

Reduces minimum lot area for a two family dwelling in the R-18 District from the present 40,000 sq. ft. to 20,000 sq. ft.