

## SEYMOUR PLANNING & ZONING COMMISSION

Regular Meeting Minutes  
March 13, 2014  
Norma Drummer Room, Town Hall

COPY RECEIVED  
DATE: 3/17/14  
TIME: 12:15 PM  
TOWN CLERK'S OFFICE

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

**Members Absent:** D. Scheck, Alt.

**Others Present:** Bob Looker, Town Planner, Bill Paecht, ZEO, Dave Nafis, Nafis & Young

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

**MOTION:** T. Lavranchuk/W. Birdsell, to add to the agenda application for site plan approval for 14A Franklin Street.

**Motion Carried 5-0.**

### ***1. Site Plan, Storage Building, 770 Derby Avenue***

Don Smith was present for the applicant, Joe Tracy. He stated that this property is located on lower Derby Avenue below Bungay Road. There is an existing two story masonry building on the site, which is approximately 1.6 acres in size. They are proposing a 12,100 s.f. building in the rear immediately adjacent to the back parking lot. Mr. Smith stated that it will be a six unit building and will be subject to any available or permitted uses in the C-2 Z one. The building will have overhead doors facing the street. Each unit will have a small office area and toilet area. He stated that this was originally approved in February 2003 with the condition that each unit has to come back regarding the use and parking requirements. He stated that the building was never built but extensive work was done on the site regarding drainage. This application now falls under the storm water management ordinance and they will be installing a water treatment unit on site. Mr. Bitso asked why the project never was done and Mr. Smith stated that there were family issues and Mr. Tracy is now ready to proceed.

**MOTION:** T. Lavranchuk/W. Birdsell, to approve the site plan for 770 Derby Avenue.

**Motion Carried 5-0.**

### ***2. Zone Text Amendment, Section 5.2, Table of Permitted Uses***

Mr. Bitso stated that the public hearing on this was just concluded. The Commission members had no questions regarding it.

**MOTION:** T. Lavranchuk/J. Ziehl, to approve the zone text amendment for Section 5.2, Table of Permitted Uses, effective April 1, 2014.

**Motion Carried 5-0.**

## SEYMOUR PLANNING & ZONING COMMISSION

Regular Meeting Minutes  
March 13, 2014  
Norma Drummer Room, Town Hall

### **3. *Proposed Zone Change, R-18 to G1-2, 15 Highland Street and 170 Walnut St. (part).***

**MOTION:** W. Birdsell/B. Koskelowski to schedule a public hearing on this for April 10, 2014 at 7:15 p.m.  
**Motion carried 5-0.**

### **4. *Zone Text Amendments, Density Standards, Multi-Family Housing***

**MOTION:** B. Koskelowski/J. Ziehl, to approve the zone text amendments, density, multi-family housing effective April 1, 2014.  
**Motion Carried 4-1 with Mr. Birdsell opposed.**

### **5. *Application for Site Plan Approval, 14A Franklin Street.***

Atty. Dominick Thomas, 315 Main Street, Derby stated that he is representing the applicant. This is a re-use of an existing building on the property.

Kyle Bogardis, Langan Engineering stated that it is a re-use of the existing buildings for a retail store with outdoor storage areas and parking. There will be no new buildings on the site. The drainage will remain the same. There is the potential for future work to construct an access road in the rear. Bob Looker stated that the parking area should be paved and marked.

Tom Haynes stated that there are some environmental issues with the property that Stop & Shop is liable for. He stated that they have just started doing studies on the site and he has no idea when the work will be done.

Mr. Looker stated that a temporary approval can be given and when the site is cleaned up and they have a parking plan then they can come back in for final approval. Atty. Thomas stated that it is a generic parking requirement for this use and it is not a high traffic retail use. Mr. Haynes stated that they can mark off parking spaces and there is a paved area for those. The gravel area will be used for the outdoor storage.

**MOTION:** W. Birdsell/T. Lavranchuk, to grant temporary approval for the site plan for 14A Franklin Street with the applicant reporting back to the Commission on April 9, 2015.  
**Motion Carried 5-0**

### **5. *Valley Council of Governments***

Mr. Bitso stated that the Commission needs to appoint a representative to the Valley Council of Governments and he recommended that Bill Paecht be appointed.

**MOTION:** B. Koskelowski/W. Birdsell to appoint Bill Paecht to the Valley Council of Governments.  
**Motion Carried 5-0.**

## SEYMOUR PLANNING & ZONING COMMISSION

Regular Meeting Minutes  
March 13, 2014  
Norma Drummer Room, Town Hall

### **6. Long Range Planning Committee**

Don Smith stated that he is a member of the newly founded Long Range Planning Committee for the Town of Seymour. He stated that the Board of Selectmen established this Committee and the Committee is starting to formulate long range strategic planning for the Town. He stated that the Town needs to move forward in a proactive way. The Committee will be going to all departments and commissions asking for ways to develop long term goals. He also stated that this is a basis for all future budget requests and if something is not in the strategic plan it will be difficult to get funding for a project. He stated that he spoke with Bob Looker and they had some discussions on how Planning and Zoning is going to move forward in the future. He asked the members to take some time to think about this and come up with some ideas. Mr. Bitso stated that long range planning is important for the town and stated that it will be on the agenda next month. He asked that the members consider some ideas to submit to the Committee.

### **7. Zoning Enforcement**

Mr. Paecht presented his report and stated that it has been a quiet month. He suggested that the Commission look at the sign regulations regarding sandwich board signs. He stated that they are not allowed in all zones and there are retail establishments that would like to use them but cannot because they are not allowed in the zone where they are located. He felt that this was unfair to them. The Commission agreed that it was something that should be reviewed. Mr. Paecht stated that he will prepare an amendment for the Commission's review at the next meeting.

Mr. Paecht stated that the town attorney has approved the sign violation stickers and hopefully they can be purchased with the next budgeted funds. He also stated that the town is working on a new computer system where all departments will be able to access information from each other.

### **8. Minutes – Regular Meeting – January 9, 2014**

**MOTION:** W. Birdsell/T. Lavranchuk to approve the minutes of the January 9, 2014 regular meeting.  
**Motion carried 4-0-1 with Mr. Koskelowski abstaining**

**MOTION:** T. Lavranchuk/W. Birdsell to adjourn the meeting.  
**Motion carried 5-0.**

The meeting was adjourned at 8:25 p.m.

Respectfully submitted,   
Maryanne DeTullio, Recording Secretary

## SEYMOUR PLANNING & ZONING COMMISSION

Public Hearing Minutes  
March 13, 2014  
Norma Drummer Room, Town Hall

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

**Members Absent:** D. Scheck, Alt.

**Others Present:** Bob Looker, Town Planner, Bill Paecht, ZEO, Dave Nafis,  
Nafis & Young

The public hearing was called to order at 7:00 p.m. by Chairman, Dave Bitso.

Mr. Bitso read the following public hearing notice:

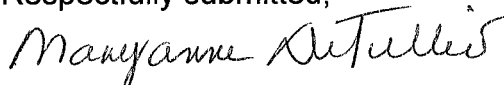
The Seymour Planning and Zoning Commission will hold a public hearing on March 13, 2014 starting at 7:00 pm in the Norma Drummer Room, Seymour Town Hall on an application for an amendment to Section 5.2, Table of Permitted Uses, Seymour Zoning Regulations. This amendment would allow the retail sale of Building Materials, Hardware, landscaping, Garden and Stone Products in the CBD-1, C-2, LI-1 and GI-2 Zoning Districts subject to site plan approval by the Planning and Zoning Commission. A copy of the proposed amendment is on file with the Town Clerk.

Attorney Dominick Thomas, 315 Main Street, Derby stated that he is representing the applicant and that this relates to property owned by them on Franklin Street. The text change is being requested as a result of an informal presentation that was made to the Commission. At that time a discussion took place on various possibilities of having them allowed to have a retail store in Seymour behind Stop & Shop. He stated that they could have requested a zone change but after speaking with Bob Looker they decided that a text change would be a better solution.

There was public comment on the application.

**MOTION:** B. Koskelowski/T. Lavranchuk, to close the public hearing.  
**Motion Carried 5-0.**

Respectfully submitted,



Maryanne DeTullio, Recording Secretary