

SEYMOUR PLANNING & ZONING COMMISSION

Public Hearing Minutes
July 10, 2014
Norma Drummer Room, Town Hall

COPY RECEIVED
DATE: 7/16/14
TIME: 10:45 AM
TOWN CLERK'S OFFICE

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

Members Absent: T. Lavranchuki, D. Scheck, Alt.

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

The public hearing was called to order at 7:20 p.m. by Chairman, D. Bitso.

Mr. Bitso read the following public hearing notice:

The Seymour Planning and Zoning Commission will hold a public hearing on July 10, 2014 starting at 7:15 pm in the Norma Drummer Room, Seymour Town Hall on an application to change the zoning classification of the properties at 6 and 6A Chatfield Street from the present R-18 Residential District to the MF Multi Family Residential District. A map showing the area of the proposed zone change is on file with the Town Clerk.

Brian Nesteriak, owner of 6 and 6A Chatfield Street stated that the application is to change the zone from R-18 to MF. He stated that this is a very diverse area with Chatfield Park across the street and some industrial/commercial developments in the area as well as multi-family. He stated that he believes that this is the highest and best use for the property. It also follows the intent of the Plan of Conservation and Development as there is a need for multi-family development. He stated that the maximum number of units that could be built would be 23 two-bedroom townhouse style units. This would use approximately 50% of the site, which is about seven acres. The other alternative would be single family homes and that would be about nine lots and would use almost 90% of the site. This is a better option for open space. The tax revenues to the Town would be greater and there would be less impact on the school system with this type of development. There would be no cost to the Town to maintain this development; it would be the responsibility of an association.

Mr. Birdsell stated that there is a need for elderly housing but this is more for younger individuals. Mr. Nesteriak stated that it would be for both. Mr. Ziehl asked if there were any areas of the Plan that this is in conflict with and Mr. Nesteriak indicated that there is not. Mr. Ziehl asked about the financial benefits and Mr. Nesteriak explained that the average assessment for this type of single family home is \$250,000.00 with a tax revenue of \$75,000.00 – the average assessment for a townhouse unit would be \$142,000.00 and the tax revenue \$108,000.00. He stated that the number of school age children from this type of development would be less than from single family homes. Mr. Birdsell stated that there are traffic issues in this area already. Mr. Ziehl asked about the possibility of changing the traffic light at the intersection. Mr. Koskelowski noted that the Town would be responsible for paying for a portion of that traffic signal and it would be very expensive. Mr. Bitso asked the estimated price of the units and size. Mr. Nesteriak stated that they would be 1400/1500 s.f. and the price would be in the \$300,000.00 range.

Mr. Bitso asked for any public comment on the application.

SEYMOUR PLANNING & ZONING COMMISSION

Public Hearing Minutes
July 10, 2014
Norma Drummer Room, Town Hall

Mr. Collins, 5 and 7 Chatfield Street asked about the egress from the site and stated that there is a lot of traffic on Chatfield Street already. It is a narrow road and this will only add to the traffic problems. He was also concerned about possible environmental impacts to Bladen's Brook.

Harry Marks, 4 Chatfield Street was concerned with traffic and stated that he is against the application. He stated that he would rather have single family homes and this type of development is not suitable for the neighborhood.

William Beedle, 9 Chatfield Street also had traffic concerns.

John Chacho, 2 Chatfield Street stated that there are a lot of young children in the area and was concerned with more traffic from the development. He felt that this will change the whole character of the neighborhood. He was concerned with the effect on property values. He stated that he is against the application.

Marsilia Chaco, 2 Chatfield Street asked if the road would be widened for this development. She was also concerned about traffic and stated that she would rather see single family homes.

Scott Cleary, 4 Eleanor Road stated that this will change the character of the neighborhood and felt that it will have an impact on the school system. He was also concerned with traffic.

Elizabeth Ellsworth, 4 Sargeant Terrace asked if there will be a single driveway into this development or several driveways.

John Ellsworth, 4 Sargeant Terrace asked how close it will be to his property.

Mr. Collins, 5 Chatfield Street asked if the road will be widened if they will be looking to take land from the property owners on the street.

April Beall, Sargeant Terrace stated that she would prefer single family homes.

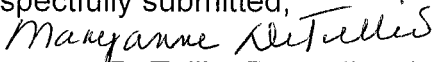
There was no further public comment on the application.

Mr. Nesteriak stated that all environmental and traffic concerns would be addressed with the special permit process. He stated that less of the site will be used with this type of development which will result in more open space. Mr. Koskelowski asked if there were nine single family homes would there be nine separate driveways. Mr. Nesteriak stated that there would be three or four on Chatfield St. and other on another road. He stated that the multi-family development would have one driveway.

SEYMOUR PLANNING & ZONING COMMISSION

Public Hearing Minutes
July 10, 2014
Norma Drummer Room, Town Hall

MOTION: B. Koskelowski/W. Birdsell, to close the public hearing.
Motion Carried 4-0.

Respectfully submitted,

Maryanne DeTullio, Recording Secretary