

## SEYMOUR PLANNING & ZONING COMMISSION

Regular Meeting Minutes  
August 14, 2014  
Norma Drummer Room, Town Hall

COPY RECEIVED  
DATE: 8/19/14  
TIME: 11:15 AM  
TOWN CLERK'S OFFICE

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

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

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

### **1. Fawn Woods Estates Subdivision Settlement.**

Atty. Fran Teodosio was present representing Sharlanco, LLC, Vista Gorge and Mr. Calderwood. Atty. Teodosio stated that as part of the settlement agreement worked out with the Town of Seymour he is present asking to take whatever action is necessary to reverse the prior action of the Commission regarding Farm Woods Estates Subdivision. He stated that the prior approval for Lots 5 and 6 expired. He presented copies of the settlement agreement and referred to Paragraphs 3 and 4 of the agreement. He also submitted the map for reference, which is on file in the Town Clerk's Office as Map 2-90, record subdivision map. He stated that the agreement is in regards to Lots 5 and 6 and the Commission needs to reapprove those lots. He stated that the paving work was completed by the Town and the applicant will pay for that paving work under the terms of the agreement. Atty. Teodosio stated that there is a note on the subdivision map that the approval for Lots 5 and 6 has expired and that note needs to be removed. Mr. Ziehl asked if this agreement was approved by Town Counsel. Atty. Teodosio indicated that it has been and also that it has been signed by the First Selectman.

**MOTION:** W. Birdsell/J. Ziehl to reapprove Lots 5 and 6, Fawn Woods Estates Subdivision and remove the expiration language presently on the mylar of Map 20-90.

**Motion Carried 4-0**

### **2. Referral from Wetlands Commission, 53 Mountain Road.**

Ron Kane, 53 Mountain Road was present and stated that Inland Wetlands asked him to get approval from the Planning & Zoning Commission that the work he would like to do on his property does not violate the conservation easement. He stated that he only wants to go within the conservation easement to plant grass. The easement indicates that the property shall remain in its natural state. He stated that he will not be doing any grading or making any changes to the property other than planting grass. Mr. Looker stated that he did not feel that this would be a violation of the easement.

**MOTION:** W. Birdsell/t. Lavranchuk to redirect Book Looker to inform Inland Wetlands that the proposed action does not violate the Conservation Easement on 53 Mountain Road.

**Motion Carried 4-0**

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### ***3. Rolling Hills Acres Subdivision: Phase One Maintenance Bond – Section One Phase Three Maintenance Bond – Section One Phase Three Erosion and Sedimentation Control Bond – Acceptance on Northerly Portion of Hidden Meadow Road – Acceptance of 895 ft. of Fox Run Lane – Performance Bond for Center Section of Hidden Meadow Road – Acceptance of Center Section of Hidden Meadow Road – Release of Maintenance Bond for Red Oak Lane and Southern Section of Hidden Meadow.***

Scot Saunders, Baker Residential was present requesting bond reductions and acceptance of two roads; the balance of Hidden Meadow Road and Fox Run Lane. Mr. Looker stated that the town engineer would like a formal referral from P&Z to inspect the work and review the bond reduction requests.

**MOTION:** T. Lavrandhuk/J. Ziehl to refer this matter to Nafis & Young for inspection of Hidden Meadow Road and Fox Run Lane and review of bond reduction requests.  
**Motion Carried 4-0.**

### ***4. Zone Change, 6 and 6A Chatfield Street.***

Mr. Bitso stated that one of his main concerns was with lighting and how it would affect the homes in the neighborhood. Mr. Looker stated that if the zone change is approved that would be addressed during the site plan presentation. Mr. Birdsell stated that there was a lot of negative comments from the neighbors and they were against the zone change. He stated that it is a narrow street and he felt it would be better for single family homes. Mr. Lavranchuk stated that with the proposed development there would be more open space. Mr. Bitso stated that single family homes would use more of the land. Mr. Ziehl stated that he did not think that it will make that much of a difference and will not really affect the neighborhood. Mr. Birdsell stated that he was concerned about traffic and went up to the area several times and it is congested.

Mr. Looker stated that he reviewed data regarding trip generations for single family homes and condominiums and there would not be much of a difference. He stated that he also reviewed the open space and a condominium would have more open space in one area as opposed to single family homes where it would be spread out throughout the development. He stated that the Commission needs to determine what is best for long term growth of the town.

The members asked Mr. Nesteriak on the number of curb cuts with the different proposals. He stated that with single family homes would be four to five and with condominium development only one.

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**MOTION:** J. Ziehl/T. Lavranchuk to approve the zone change for 6 and 6A Chatfield Street.  
**Motion Carried 3-1 with Mr. Birdsell opposed.**

### **5. Review of Action on sign Regulations, Meeting of July 10, 2014.**

Mr. Bitso stated that there was some concern with the action taken regarding the sign regulations. He stated that the tapes were reviewed. The changes would be that all retail in town can have sandwich signs during their business hours and a temporary permit would be necessary for grand opening banners to advertise a business. These would be allowed for a maximum of thirty days.

**MOTION:** T. Lavranchuk/J. Ziehl to approve the changes to the sign regulations as stated in the ordinance which would allow for sandwich signs at all retail businesses during their business hours and grand opening signs allowed by permit for a maximum of 30 days.  
**Motion Carried 3-0 with Mr. Birdsell opposed.**

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

Mr. Bitso stated that Mr. Smith was not present and this matter will be tabled to the next meeting.

### **7. Zoning Enforcement**

Mr. Paecht presented his report and stated that it has been somewhat quiet. He stated that only one permit for new construction was issued and one certificate of occupancy.

### **8. Minutes, Public Hearing and Regular Meeting, July 10, 2014**

**MOTION:** T. Lavranchuk/J. Ziehl to approve the minutes of the 7/10/14 public hearing and regular meeting.  
**Motion Carried 4-0.**

**MOTION:** J. Ziehl/T. Lavranchuk to adjourn the meeting at 8:30 p.m.  
**Motion carried 4-0.**

Respectfully submitted,

  
Maryanne DeTullio, Recording Secretary