

## SEYMOUR PLANNING & ZONING COMMISSION

Regular Meeting Minutes  
September 11, 2014  
Norma Drummer Room, Town Hall

**Members Present:** D. Bisto, B. Koskelowski, T. Lavranchuk

**Members Absent:** W. Birdsell, J. Ziehl, W. Scheck, Alt.

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

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

### ***1. Proposed Apartments, 17 Bank Street.***

Richard Kastens, 526 Howe Avenue, Shelton, owner of the property at 17 Bank Street stated that he would like to change the zone from commercial to residential to convert the building into six apartments. The apartments would be 600 to 800 s.f.. Mr. Lavranchuk asked the number of parking spaces that he would be able to provide. Mr. Kastens indicated that it would be six. Mr. Looker stated that with six apartments, twelve spaces would be required. Mr. Kastens stated that he thought that because of the close proximity to municipal parking he could use that for the apartments. Mr. Looker stated that in addition to a zone change he would also need a zone text change. Mr. Looker stated that mixed use is allowed in that zone. Mr. Bitso stated that he should speak with Mr. Looker and file the necessary applications.

### ***2. 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 – Release of Performance Bond***

***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 Road***

Don Smith was present along with Scott Saunder and John Dolan from Baker Residential. Mr. Smith stated that they reviewed the letter from Nafis & Young dated 8/28/14 and have responded and completed all items in their letter. Mr. Nafis stated that there were some punch list items that they need to verify as being completed. Mr. Koskelowski asked if there is any future development planned on Rolling Hills Drive. Mr. Smith stated that Section Two only has conditional approval at this time. Mr. Looker stated that there are separate soil and erosion control bonds and Mr. Nafis stated that those can be released. Mr. Looker stated that once the roads are accepted there will still be a maintenance bond in place. He also stated that the Commission could approve the requests subject to verification by the town engineer that all punch

## **SEYMOUR PLANNING & ZONING COMMISSION**

Regular Meeting Minutes

September 11, 2014

Norma Drummer Room, Town Hall

list items are completed. Once that is done Mr. Looker stated that he would then notify the Board of Selectmen.

**MOTION:** B. Koskelowski/T. Lavranchuk to approve the listed items for Rolling Hills Acres Subdivision subject to final verification by the Town Engineer that all punch list items have been completed.

**Motion Carried 3-0.**

### ***3. Set Effective Date for Zone Change, 6 & 6A Chatfield Street.***

**MOTION:** T. Lavranchuk/B. Koskelowski to set the effective date for the zone change for 6 & 6A Chatfield Street for September 12, 2014.

**Motion carried 2-1 with Mr. Koskelowski opposed.**

### ***4. Long Range Planning Committee***

Mr. Bitso stated that this item has been on the agenda every month but no one has given any recommendations for the Committee. Mr. Smith stated that the Committee has already had some success with just the financial component of the plan in that the Town's bond rating has increased. Mr. Lavranchuk stated that parking has always been a problem in the downtown area and something that should be looked at. Mr. Koskelowski felt that it was important to have something in change that the Town keeps up with road maintenance and town buildings. Mr. Smith stated that the town engineer has prepared a comprehensive road maintenance plan. Mr. Lavranchuk also felt that it is important the areas are properly zoned. Mr. Smith stated that he will meet with Mr. Looker and get the information from him that he has compiled for the Committee to review.

### ***5. Zoning Enforcement***

Mr. Paecht submitted his report which the Commission reviewed. He said that it has been a quiet month but he has received a lot of complaints. He stated that there is a situation on Grant Street and he issued a cease and desist there. The property has blight, Inland-Wetlands and Building Department issues. He stated that the owner will have thirty days to provide information on what will be done with the wall and the unsafe conditions on the property. He also stated that he has sent out a lot of letter regarding signs.

**SEYMOUR PLANNING & ZONING COMMISSION**

Regular Meeting Minutes

September 11, 2014

Norma Drummer Room, Town Hall

**6. Minutes – Regular Meeting – August 14, 2014**

**MOTION:** T. Lavranchuk/B. Koskelowski to approve the minutes of the August 14, 2014 regular meeting.

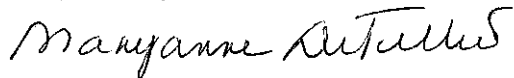
**Motion carried 2-0-1 with Mr. Koskelowski abstaining.**

**MOTION:** T. Lavranchuk/B. Koskelowski to adjourn the meeting.

**Motion carried 3-0.**

The meeting was adjourned at 8:40 p.m.

Respectfully submitted,



Maryanne DeTullio, Recording Secretary