

SEYMOUR PLANNING & ZONING COMMISSION

Regular Meeting Minutes

November 13, 2014

Norma Drummer Room, Town Hall

Members Present: D. Bisto, B. Koskelowski, W. Birdsell, T. Lavranchuk

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

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

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

1. Request to Release Surety, Site Stabilization, 336 Roosevelt Drive.

Bob Looker stated that the applicant was not present this evening. He stated that this property had a restoration plan and part of the work was done. It was never seeded or loamed but over the years natural vegetation has grown. The Town has a surety bond for the site stabilization. The property has since been sold and the new owner would like to have the bond released. He stated that the town engineer is looking to look at the site to make sure that the natural vegetation is enough to stabilize the property.

Mr. Lavranchuk stated that he was involved in the stabilization work and there was a problem with water washing out the soil. They came up with a plan to keep mud out of the river and it has been stable for years. He also stated that he will abstain from voting on this matter.

MOTION: B. Koskelowski/W. Birdsell to table the matter to the December meeting.

Motion Carried 3-0-1 with Mr. Lavranchuk abstaining.

2. Zoning Applications, Maple Street School.

Mr. Looker stated that the Town negotiated to sell the school to convert into apartments. It is under contract for sale subject to zoning approvals. He further stated that the property is zoned R-18 and a zone change will need to be approved changing it to multi-family. Mr. Looker stated that when the zoning regulations were revised they were done for new construction and applying them to a conversion of a property is difficult. Therefore a zone text change is also necessary as well as a special permit application. He stated that he will advertise each public hearing and they can be held concurrently since they are all related.

John Guedes, Primrose Development stated that they have done a lot of re-adaptive re-use of buildings in several towns. He stated that there is an issue with parking requirements and this site. The regulations require two spaces per unit and they have found that one to one and a half spaces per unit is sufficient.

Fred Messore, Economic Development Director stated that the Town Building Review Committee recommended that this building be sold. He stated that a development

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Agreement was put together and it is now under contract with an anticipated closing date of December 17, 2014. He stated that the Board of Selectmen is supporting this project.

MOTION: B. Koskelowski/W. Birdsell to schedule the public hearings for 7:00 p.m. on December 11, 2014.
Motion carried 4-0.

3. Minutes Regular Meeting September 11, 2014 – Special Meeting October 23, 2014.

MOTION: B. Koskelowski/T. Lavranchuk to approve the minutes of the September 11, 2014 regular meeting.
Motion carried 3-0-1 with Mr. Birdsell abstaining.

MOTION: B. Koskelowski/T. Lavranchuk to approve the minutes of the October 23, 2014 special meeting.
Motion carried 4-0

MOTION: B. Koskelowski/W. Birdsell to add to the agenda the report of the Zoning Enforcement Officer.
Motion carried 4-0

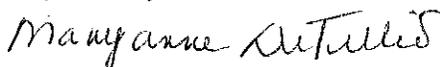
Mr. Paecht presented his report for the period 9/3/14 to 11/3/14. He stated that the biggest issue is with the signs. He stated that he has to send out two letters before a fine can be imposed. Once the fine is imposed the owner has the opportunity to appeal the fine. He stated that the Seymour Lumber building has been taken down and the site cleared. Mr. Bitso asked about the sidewalk in front of that property and felt it could be a safety issue.

The members discussed the Land Trust property and their concerns with the use of that property. Mr. Paecht stated that the zoning issues have been correct and any other issues there are under the control of the Building Department. Mr. Bitso asked him to research this property further and get a copy of the temporary certificate of occupancy to see what they can do there.

MOTION: B. Koskelowski/W. Birdsell, to adjourn the meeting.
Motion carried 4-0.

The meeting was adjourned at 8:10 p.m.

Respectfully submitted,



Maryanne DeTullio, Recording Secretary