

SEYMOUR PLANNING & ZONING COMMISSION

Public Hearing Minutes
December 18, 2014
Norma Drummer Room, Town Hall

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

Member Absent: J. Ziehl

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

1. An application for a change in the zoning classification of the property known as 29 Maple Street from the present R-18 Residential to the MF Multi-Family zoning district. A map showing the area of the proposed zone change is on file in the Office of the Town Clerk.

2. An application for an amendment to the text of the zoning regulations that would add a Section 10.1.3(k). This section would allow a modification of zoning requirements by the Planning and Zoning Commission for the renovation of an existing building in the MF Multi Family zoning district. A copy of the proposed amendment is on file with the Town Clerk.

3. An application for approval of a special permit to allow the renovation and conversion of the former LoPresti School, 29 Maple into 42 apartment units.

Chm. Bitso stated that all three application will be heard concurrently and the public hearings began at 7:00 p.m. He asked for any public comment on the applications.

Jamie Brennan, 124 Bungay Road stated that his first concern is the classification of the zone from R-18 to MF. He stated that this is all tied into one project based on the proposed application. He stated that he reviewed the plans for the renovation of Maple Street School which will allow for garden apartments. He stated that he did not think that the proposal meets the requirements for garden apartments. He felt that some of the text changes would be more in line with a commercial apartment building which is not as the regulations now allow in a MF district. He was also concerned that there could be children in the apartments which would affect the school system. He felt that may be the potential for long term expense then what the town is going to recover. He encouraged the Commission to consider the application seriously and not take any action this evening.

Mr. Looker stated that the reason for the text change is that when multi-family regulations are revised requirements and it has been done several times, it is aimed at new construction. He stated that for some reason the renovation of an existing building does not get considered. He stated that the reason for this is to give the Town the ability to sell the building. The only reason for the amendment is to give the Commission the flexibility to relax those standards where it is necessary. You cannot apply the existing zoning standards the way they are written now to existing buildings.

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Mr. Looker stated that at this time there are no other buildings in the multi-family districts that are going to be renovated so this regulation is going to apply to this project. The Commission has the discretion that if there is something that they want to change, it can be done at this time. He stated that without this change this project could not go forward.

Fred Messoro, Economic Development Director, stated that Mr. Looker gave an accurate explanation for these changes. He stated that the Town had a Building Committee to review all buildings owned by the Town of Seymour. The Committee came out with a feasibility study and they recommended that the LoPresti School be sold. They also determined that this is the highest and best use for the structure and fits the neighborhood and going forward will be a great re-adaptive use to the area. He stated that he was in favor of the applications.

Jamie Brennan, 124 Bungay Road, stated that if this is going to be approved that the Commission should seriously consider it.

John Guedes, owner of Primrose Companies. He stated that his company specializes in adaptive use of old buildings. He stated that they looked at this building and there were a few factors involved. He stated that they looked at how to utilize the building so that there would not be a vacant section of it. He stated that they looked at all of the existing regulations. He stated that they will add additional landscaping to the property. The Commission reviewed the plans and Mr. Guedes pointed out that the lighting will not affect the abutting property owners. He also pointed out the parking plan with He stated that the intent is to convert the building into residential units – 35 two bedroom; 7 one bedroom units. He stated that they have the experience and ability to take this property and they are committed to turning it into a market rate property. He stated that there is no intent to do any kind of affordable housing.

There was no further public comment on the application and Chm. Bitso closed the public hearing at 7:26 p.m.

Respectfully submitted,



Maryanne DeTullio, Recording Secretary

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Regular Meeting Minutes
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Norma Drummer Room, Town Hall

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

Members Absent: J. Ziehl.

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

The meeting was called to order at 7:32 p.m. by Chm. D. Bitso.

1. Request to Release Surety, 336 Roosevelt Drive.

Chm. Bitso stated that everyone received the letter from Nafis & Young regarding this matter (copy attached).

MOTION: B. Koskelowski/W. Birdsell to deny the request for the release of the surety bond based on the recommendation of Nafis & Young until the site is stabilized and restored.
Motion Carried 3-0 with T. Lavranchuk abstaining.

2. Proposed Zone Map Change, 29 Maple Street, Present R-18 to MF Multi Family

Mr. Koskelowski stated that the Town has a vacant school building. He stated that the Town has had a number of vacant school buildings and other buildings renovated into other uses. He felt that this is a good zone change for the Town to do this and have the developer put in a multi-family development. He did not feel that there would be any traffic problems. 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: B. Koskelowski/W. Birdsell to approve the application for change of zone from R-18 to MF for 29 Maple Street.
Motion Carried 4-0

3. Proposed Zone Text Amendment, Addition of Section 10.1.3k)

MOTION: W. Birdsell/T. Lavranchuk to approve the zone text amendment, Addition of Section 10.1.3k) effective date January 1, 2015.
Motion Carried 4-0.

4. Special Permit, Conversion of Former LoPresti School to 42 Apartment Units.

MOTION: W. Birdsell/T. Lavranchuk to approve the special permit for Conversion of former LoPresti School to 42 Apartment Units.
Motion Carried 4-0.

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5. Sec. 8-24 Referral, Sale of Former LoPresti School.

MOTION: T. Lavranchuk/B. Koskelowski for favorable approval of Section 8-24 Referral Sale of Former LoPresti School.
Motion Carried 4-0.

6. Sec. 8-24 Referral, Various Town and Public Works Projects.

Mr. Koskelowski asked if the Board of Selectmen had a special town meeting on this matter. Mr. Looker stated that they did.

MOTION: B. Koskelowski/W. Birdsell to to adopt the attached resolution
Motion Carried 4-0.

7. Appointment to Naugatuck Valley Council of Governments

Mr. Bitso stated that he has been asked to appoint someone to represent Seymour on the Valley Council of Governments. He stated that he would like to appoint Bill Paecht. Mr. Bitso stated that he will serve as the alternate.

MOTION: T. Lavranchuk/B. Koskelowski to appoint Bill Paecht to the Naugatuck Valley Council of Governments.
Motion Carried 4-0.

MOTION: W. Birdsell/T. Lavranchuk moved to appoint D. Bitso as alternate to Naugatuck Valley Council of Governments.
Motion Carried 4-0.

8. Meeting Dates 2015

MOTION: T. Lavranchuk/B. Koskelowski to approve the meeting dates for 2015 as submitted.
Motion Carried 4-0.

9. Zoning Enforcement

Mr. Paecht presented his report and reviewed it with the Commission. The Commission discussed the situation at the Land Trust property. Mr. Paecht stated that they are still trying to get information from them. Mr. Bitso asked that they notify Mr. Danka to have that information for the next meeting so that the Commission can make sure that they are in compliance. They also discussed the situation with the signs throughout town.

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10. Minutes, Regular Meeting, November 13, 2014

MOTION: W. Birdsell/B. Koskelowski to approve the minutes of the 11/13/14 regular meeting.

Motion Carried 4-0.

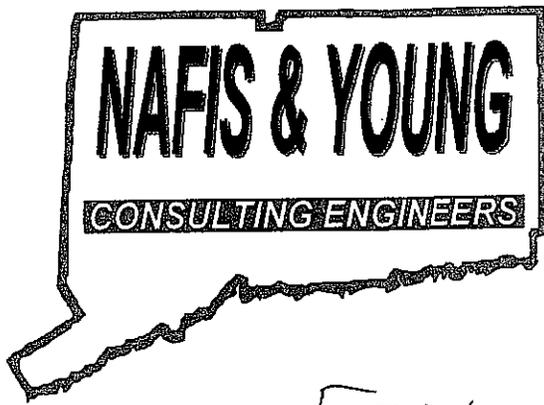
MOTION: B. Koskelowski/W. Birdsell to adjourn the meeting at 8:05 p.m.

Motion carried 4-0.

Respectfully submitted,


Maryanne DeTullio, Recording Secretary

ITEM 1
ON AGENDA



Leslie G. Nafis, P.E., L.S.
Allan S. Young, P.E.
James H. Galligan, P.E.
David L. Nafis, P.E., L.S.
Lawrence K. Secor, CHMM
Mr. Edward J. Robarge, P.E.
Eric V. Swift, CHMM

November 19, 2014

Mr. David Bitso, Chairman
Planning & Zoning Commission
Town of Seymour
1 First Street
Seymour, CT 06483

Bob K will make a
motion to deny - The Redeem
w/alter 2nd
with, Bob ~~RT~~ Day
Tom abstain

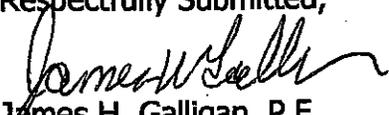
336
Re: 38 Roosevelt Drive, Seymour, CT

Dear Mr. Bitso:

Nafis & Young Engineers, Inc. performed a site inspection at the above referenced site in response to a September 2, 2014 letter requesting release of Restoration Bond. We offer the following:

1. The site has been mined for materials.
2. Mined areas have not been stabilized.
3. The author of the September 2, 2014 letter states "a Zoning Commission has no authority to require a Maintenance Bond for more than one year..." The subject Bond is a Restoration Bond, not a Maintenance Bond. Therefore, the reference to the cited State statutes is irrelevant.
4. Nafis & Young Engineers, Inc. recommends that one of the following actions be taken.
 - a. The site is stabilized and restored.
 - b. The Restoration Bond is withheld.
 - c. The Restoration Bond is replaced with a new Restoration Bond.
 - d. The Restoration Bond be called.

If you have any questions, please contact me at 203-484-2793.

Respectfully Submitted,

James H. Galligan, P.E.
Town Engineer of Seymour
Nafis & Young Engineers, Inc.

cc: Mike Horbal

RESOLUTION OF BOARD OF FINANCE

RESOLVED, that the Board of Finance recommends that the Town of Seymour appropriate \$220,000 for costs with respect to various Town facility, public works and public safety equipment acquisition and improvements including: acquisition of a dump truck and related equipment for use by the Public Works Department (estimated cost \$90,000); improvements to the Town Hall HVAC system (estimated cost \$44,000); installation of flag pole lighting at French Park (estimated cost \$15,000); acquisition of a license plate reader for use by the Police Department (estimated cost \$17,500); acquisition of portable radios for use by the Police Department (estimated cost \$16,000); acquisition of a thermal imaging camera for use by the Fire Department (estimated cost \$13,000); HVAC thermostat improvements at Citizen's Engine Co. (estimated cost \$15,000) and miscellaneous financing costs (estimated costs \$9,500); and that the Town issue bonds or notes and temporary notes in an amount not to exceed \$220,000 to finance the appropriation. The appropriation may be spent for costs of planning, engineering, acquisition, construction and installation, legal fees, net temporary interest and other financing costs, and other expenses related to the project or its financing. The Board of Selectmen shall determine the scope and particulars of the project, and may reduce or modify the scope of the project; and the entire appropriation may be spent on the reduced or modified project.