SEYMOUR PLANNING & ZONING COMMISSION

COPY RECEIVED
DATE: 8/14/13
TIME: 8:35
TOWN CLERK'S OFFICE

Public Hearing Minutes
August 8, 2013
Norma Drummer Room, Town Hall

Members Present: J. Baldwin, W. Birdsell, P. Thompson,

Members Absent: D. Bitso, B. Koskelowski, D. Scheck (Alt.), T. Lavranchuk (Alt.)

Others Present: Bob Looker, Town Planner

The public hearing was called to order at 7:00 p.m. by Chairman, Jim Baldwin. Mr. Thompson read the notice into the record:

The Seymour Planning and Zoning Commission will hold a public hearing on August 8, 2013 starting at 7:00 p.m. in the Norma Drummer Room, Seymour Town Hall on a zoning amendment that would establish a mixed use zoning district. The Mixed Use District is a floating zone that may be established within certain commercial and industrial districts. A project development plan would require approval concurrently with approval of the Mixed Use District. The purpose of the amendment is on file with the Town Clerk.

Chm. Baldwin asked for any public comment.

Michael Horbal, 12 Oakwood Drive, Seymour commended the Commission and Town Planner on their efforts in attempting to modernize the zoning regulations by adding the mixed use zoning district. He stated that the RC3 Zone was not included in the regulation. He stated that this is primarily the Route 34 area which has a number of commercial buildings and larger areas suitable for different types of development. He stated that he would recommend that the RC3 be added. He also felt that the requirement for sanitary sewers should be eliminated. He stated that there are no sanitary sewers on Route 34. If a developer comes forward and proposes a project he has to be able to get Health Department approval for any septic system.

Lou Iannaccone, owner of 177 Roosevelt Drive, Seymour stated that his property is zoned RC3 and he would like to see the RC3 included in this regulation. He stated that this is a beautiful area but it just does not seem to attract either residential or commercial developments. He felt that if it is included in the mixed use zoning district it would give a developer more flexibility with a project. He also felt that the need for sanitary sewers should be eliminated.

Tony Marvulli, 312 Roosevelt Drive, Seymour agreed with that the RC3 zone should be included and the requirement for sanitary sewers eliminated.

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Chm. Baldwin asked Mr. Looker for his comments. Mr. Looker stated that he did not see any problem with adding the RC3 Zone to the regulation. He also felt that sanitary sewers could be eliminated but suggested adding that a detailed description and analysis of the septic system be required. He also suggested adding that surety may be required for long term maintenance of the system.

There was no further public comment and Chm. Baldwin closed the public hearing.

Respectfully submitted,

Maryanne DeTullio

Maryanne DeTullio, Recording Secretary