

SEYMOUR PLANNING & ZONING COMMISSION

Regular Meeting Minutes
August 8, 2013
Norma Drummer Room, Town Hall

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

Members Present: J. Baldwin, W. Birdsell, P. Thompson,
T. Lavranchuk (Alt. - 7:45 p.m.)

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

Others Present: Bob Looker, Town Planner

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

1. Mixed Use Zoning District

Chm. Baldwin stated that the public hearing was held earlier this evening. He further stated that given the comments received at the hearing and further investigation by the Town Planner it would be prudent to include the RC3 District in the mixed use zoning district. The members discussed whether sanitary sewers should be required or if septic systems would be acceptable. The members felt that public water should be a requirement. Mr. Looker recommended adding to Section 5.0 that a description and analysis of the sanitary sewer system be submitted. He also felt that surety should be required for long term maintenance of the septic system.

Chm. Baldwin stated that the Commission is in receipt of a letter from VCOG dated July 24, 2013 with a positive response to the mixed use zoning district.

MOTION: W. Birdsell/P. Thompson to approve the mixed use zoning District regulations with the addition of the RC3 zone and the elimination of the requirement for sanitary sewers from Section 4.2; Section 5.0 (Contents) be amended to include that a description and analysis of the septic system is provided; and Section 5.0 (Procedure) may require surety for long term maintenance of septic system. The effective date of the Regulation shall be 9/1/13.

Motion Carried 3-0.

2. Zoning Enforcement

Chm. Baldwin stated that Mr. Paecht was unable to attend the meeting this evening and did not submit his report.

SEYMOUR PLANNING & ZONING COMMISSION

Regular Meeting Minutes
August 8, 2013
Norma Drummer Room, Town Hall

Mr. Birdsell stated that he had concerns with the sight line at the stop sign at North and Chestnut Streets. The area is overgrown with brush and it is difficult to see when turning at that intersection. Chm. Baldwin stated that this is something that the police or town engineer should be looking at.

MOTION: P. Thompson/W. Birdsell, to authorize W. Birdsell on behalf of Planning & Zoning Commission to contact the Chief of Police to issue notice of sight line problem at North and Chestnut Streets/
Motion Carried 3-0.

3. Minutes, Regular Meeting, July 11, 2013

MOTION: W. Birdsell/T. Lavranchuk to approve them minutes of the July 11, 2013 regular meeting.
Motion Carried 4-0.

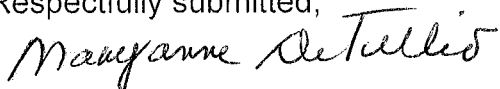
Mr. Birdsell asked about the Rooster Enterprises project and Chm. Baldwin stated that the bond has not been released. He stated that he will contact Nafis & Young for a status report.

Chm. Baldwin stated that he was in receipt of letters from Nafis & Young and Donald Smith regarding the Seymour Land Trust Phase 2 improvements. Nafis & Young stated that the retaining wall was inspected and appears to meet the regulations. They did, however, recommend that a chainlink fence be installed.

MOTION: W. Birdsell/P. Thompson to adjourn the meeting.
Motion Carried 4-0.

The meeting was adjourned at 7:50 p.m.

Respectfully submitted,



Maryanne DeTullio, Recording Secretary