

SEYMOUR PLANNING & ZONING COMMISSION

Regular Meeting Minutes
June 13, 2013
Norma Drummer Room, Town Hall

Members Present: J. Baldwin, W. Birdsell, B. Koskelowski,
P. Thompson, Alt.

Members Absent: D. Bitso, T. Lavranchuk, D. Scheck, Alt.

Others Present: Bill Paecht, ZEO

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

1. Extension of Map Filing Period, ARIA subdivision, Tomlinson Road

Donald Smith was present for the applicant and stated that this is the first request for a 90 day extension on filing the mylar.

MOTION: W. Birdsell/B. Koskelowski to grant the 90 day extension for map filing for ARIA Subdivision.
Motion Carried 4-0.

2. Extension of Map Filing Period, Rolling Hills Acres Subdivision, Final Approval, Section Two, Phase 1

Donald Smith was present for the applicant. He stated that they are not prepared to file the mylar at this time. This is the first 90 day extension request that they are asking for.

MOTION: W. Birdsell/B. Koskelowski, to grant the 90 day extension for map filing for Rolling Hills Acres Subdivision, Final Approval, Section Two, Phase 1
Motion Carried 4-0.

3. T&M Paving, 292 Roosevelt Drive

There was no one present for this item. Mr. Paecht stated that they are operating an asphalt business which is not a permitted use at this location. He stated that he has received a lot of complaints about the business. He stated that he has also been informed that there are people living on the second floor of the building even though it is not a residential dwelling. He also stated that they have not applied for an Aquifer permit and there is really nothing that this Board can do until they go for the aquifer permit. This is handled through the Conservation Commission. He stated that they could request a zone change but that would be spot zoning. They could also file for a change of uses in that zone. He stated that they could go to ZBA for a variance to conduct the business and that could be allowed based on a favorable report from this Board. Mr. Paecht stated that he received a lot of complaints and he would like the Board to table the matter so that he could have more time to investigate the situation.

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He stated that the owner of the business was notified of tonight's meeting and he will notify him of the other violations with a letter on Monday.

Mr. Baldwin felt that Mr. Paecht should continue to investigate the zoning violations at this property and send the company a letter with the list of violations or possible violations so that they can respond to them. He stated that the owner does have the option of going to ZBA but has to provide documentation to this Board.

Mr. Paecht stated that the owner has been stockpiling asphalt at the site and that is one of the things that the neighbors are complaining about.

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

4. Proposed Mixed Use Zoning District

Mr. Baldwin stated that the document prepared by Bob Looker to add to the zoning regulations is excellent and very precise. He stated that the next step would be for the Commission to schedule a public hearing. Mr. Paecht stated that he spoke with the First Selectman regarding this matter and Mr. Miller felt that the Commission should move forward with it. Mr. Baldwin stated that Mr. Looker condensed the regulation and the discretion would still be with the Commission. This would be an economic development stimulus for the Town which would allow some vacant industrial and commercial land to be developed. Mr. Birdsell agreed that Mr. Looker did a good job and it is very clear. Mr. Koskelowski agreed that this is something that the Town needs for the future and development of certain areas in town.

MOTION: W. Birdsell/B. Koskelowski to schedule for public hearing at 7:00 p.m. on July 11, 2013.
Motion Carried 4-0.

5. Zoning Enforcement

Mr. Paecht stated that he was having computer problems and could not print his report. He stated that he has removed 49 signs throughout town and the time he spends on signs is getting more and more time consuming. He stated that letters have been sent out to several individuals regarding their signs informing that if the sign is not removed they will be fined. Mr. Baldwin stated that this has always been an issue but now the regulation is changed and there is distinct language that they should be following. Mr. Paecht stated that the sandwich board type signs are not allowed in certain zones because they could tend to create problems with sight lines when leaving a site.

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Mr. Paecht reported on the Rooster Enterprises property and stated that Nafis & Young inspected the property and noted that there is sparse vegetation in some areas. They also stated that the detention basin needs to be stabilized and there are various spots showing inadequate stabilization. He stated that the property owner has been notified.

Mr. Baldwin stated that the original extension was to May 31 and if substantial work was not done the bond would be turned over. He stated that the owner has made efforts to stabilize the site. The matter has been turned over to Nafis & Young and if there are any problems then the Commission should be notified. He stated that he did not see any reason to call the bond. Mr. Koskelowski stated that he is making an effort but he needs to be watched.

Kevin Cox was in attendance and Mr. Baldwin informed him that Nafis & Young and Mr. Paecht will be handling the monitoring of his property. Mr. Baldwin stated that the bond will remain in effect and a report will be given to the Commission next month.

Mr. Paecht presented a sample of a final map that he would like to use in all cases. It will have all the driveway grades shown and all notes. The map will have to be stamped by the individual who prepared it. Mr. Paecht stated that Mr. Looker indicated that he would like to have language on it regarding the as-builts and any other item that should be shown on the final map.

Mr. Koskelowski stated that if a business moves from one location to another they should be allowed to have a sign for a certain amount of time to show where their new location is. He felt it was important to support the businesses in town. Mr. Baldwin stated that the signs become a public safety issue. He stated that the Commission is not anti-business but there have been problems in the past with where they are put and how long they stay on a property. There have been a lot of complaints about signs all over town. He stated that enforcement is an issue.

Mr. Baldwin asked about Fawn Road and stated that the bond expired and the road was never paved. The developer stated that they do not have the money to pave the road and would do so when a lot was sold. The town is now going to be responsible for the paving.

16 Minutes – Regular Meeting – May 9, 2013

MOTION: W. Birdsell/B. Koskelowski to approve the minutes of the May 8, 2013 regular meeting.
Motion carried 4-0

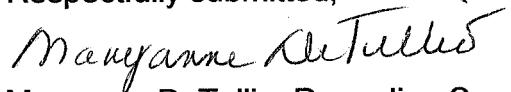
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MOTION: W. Birdsell/B. Koskelowski to adjourn the meeting.
Motion carried 4-0.

The meeting was adjourned at 8:45 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Maryanne DeTullio".

Maryanne DeTullio, Recording Secretary