

## SEYMOUR PLANNING & ZONING COMMISSION

Regular Meeting Minutes  
May 9, 2013  
Norma Drummer Room, Town Hall

**Members Present:** J. Baldwin, D. Bitso, W. Birdsell, B. Koskelowski,  
D. Scheck, Alt.

**Members Absent:** T. Lavranchuk, P. Thompson, Alt.

**Others Present:** Bob Looker, Town Planner, Bill Paecht, ZEO, Eric Swift,  
Nafis & Young

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

**MOTION:** W. Birdsell/D. Bitso to seat D. Scheck as a regular member.  
**Motion Carried 4-0.**

### ***1. Change of Use; Klarides Village, Retail to Café, Approval of Shared Parking***

Fred D'Amico was present for the applicant and stated that they are proposing a 92 seat café with full bar and at times live bands. He presented the layout of how the space will be set up. They will be using the space that was formerly occupied by CVS. He stated that based on zoning calculations they will need 41 parking spaces and will have 24 spaces. He stated that under Section 14.5 they could share the parking in the lot with the other tenants. They are also requesting a change of use from retail to restaurant. Mr. Looker stated that he had no problem with the use and because of the shared parking the application needs to be approved by Planning & Zoning. He also noted that the parking spaces are a reasonable request. Mr. Baldwin noted that this is a permitted use and they will have to comply with all regulations. Mr. D'Amico stated that the peak hours of operation will be in the evenings so the concept of shared parking will work. Mr. Koskelowski asked Fred Messor, Economic Development Director, his opinion on the project. Mr. Messor stated that he had to recuse himself from speaking because of a conflict of interest. Mr. Bitso asked what percentage of the space they would be using and Mr. D'Amico stated that it would be approximately two-thirds. Mr. Baldwin asked the maximum capacity and Mr. D'Amico stated that they have to meet what the fire marshal determines is maximum capacity. Mr. Birdsell asked the hours of operation and Mr. D'Amico noted that they will be open for lunch and dinner. Mr. Baldwin stated that the Commission is looking at the shared parking and everyone else seems to be all right. Philip Pedros, Governors Hill Road, Oxford stated that the change of use needs to be approved.

**MOTION:** D. Bitso/W. Birdsell to approve the change of use from retail to restaurant for Klarides Village.  
**Motion Carried 5-0.**

**MOTION:** W. Birdsell/D. Bitso to approve the shared parking request  
**Motion Carried 5-0.**

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### **2. Section 8-24 Referral – Chatfield Park Land Swap.**

Mike Horbal stated that he was present representing the Town of Seymour and also the Land Trust. He presented copies of the plans and stating that they are working on resolving zoning and construction issues at the common boundary line between Chatfield Park and the Land Trust. He stated that they have made sure that the land swap is equal to both parties and both parties have agreed to do certain things. He stated that the fence around the baseball field is on Land Trust property and they are moving the property line so that the fence will be on Town of Seymour property. He stated that the Land Trust built access ramp on Town property so that portion will go to the Land Trust so that their sidewalk and access ramp and some utilities will be on their property.

Mr. Horbal stated that on the north end of the property the Land Trust built the bridge on Town property. The bridge will now be on Land Trust property and the property will have equal easements for storm and sanitary sewers, utilities, maintenance of well and water line and a temporary construction easement. He also stated that the Land Trust has a contractor ready to fix the retaining wall. He also noted that the easements are being worked out by the town attorney. He stated that they are asking for approval under Section -24. Mr. Horbal presented a number of maps showing the land that is being swapped and also a map that the contractor will work off of for the retaining wall, fence and grading.

Mr. Horbal stated that the Town has received a grant for restrooms at Chatfield Park and has found a location on Town property and a way to get the utilities there. The Land Trust will be responsible for the utility bills and will share usage of the restrooms.

Mr. Paecht asked when the work will start as Parks and Recreation has a number of programs scheduled for the Park. Mr. Baldwin asked if Nafis & Young has reviewed the maps. Mr. Horbal stated that they are being reviewed and also indicated that they have already received approval from Inland Wetlands.

Mr. Paecht stated that he was concerned with the summer camp program and the work being done there. Mr. Horbal stated that they will make sure that the work does not interfere or jeopardize any Park activities.

Mr. Koskelowski stated that the Land Trust caused a lot of the problems that are there now. Mr. Baldwin stated that this is probably the most reasonable solution to the problems but agreed that they have caused many of the problems at the Park.

Mr. Koskelowski moved not to recommend approval of the Section 8-24 referral. There was no second to the motion.

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**MOTION:** D. Bitso/W. Birdsell to recommend approval of the Section 8-24 Referral for Chatfield Park Land Swap.  
**Motion Carried 4-1.**

### **3. Section 8-24 Referral, Skate Park, Community Center.**

Mike Horbal was present for the Seymour Skate Park Committee. He stated that they have received approval from the Board of Selectmen to put the skate park on property on Pine Street. He stated that soil testing was done and he presented a plan showing the area where the skate park will be. They are proposing to build an earthen berm and hopefully that will act as a noise buffer. He stated that they have also prepared a long range plan showing what else could take place there in the future. He stated that the Town could build a parking lot and there is also room for a playscape. The fence will remain. Mr. Baldwin asked about how many would use the skate park and Mr. Horbal stated that about 16% of the youth in town would use it. Mr. Koskelowski asked who will enforce the rules and felt that it would be necessary to have it supervised so that there would be no problems.

**MOTION:** D. Bitso/W. Birdsell to approve the Section 8-24 Referral for the skate park with the recommendation that it be properly supervised.  
**Motion Carried 5-0.**

### **4. Zoning Amendment; Mixed Use Zoning District**

Mr. Baldwin asked the members to review the draft of the zoning amendment for mixed use zoning district and direct any questions to Mr. Looker. Mr. Baldwin stated that a public hearing will need to be scheduled on this and hopefully the Commission can move it along. Mr. Looker stated that the purpose is to give some flexibility to zoning and this will make the application process for mixed use district easier. He also noted that this will be for industrial and commercial properties. Mr. Baldwin asked if development standards should be added and Mr. Looker stated that they are included. Mr. Baldwin stated that this is a good thing for the town.

### **5. Zoning Enforcement**

The Commission reviewed Mr. Paecht's report. Mr. Paecht stated that Haynes Construction wants to move the detention pond on their property and they had no plan on how to do this. He stated that he and Eric Swift, Nafis & Young went out to the property and they have now submitted a plan. Eric Swift stated that the plan shows the existing detention pond and where they want to move it to. He stated that he wanted to see a plan showing the order of operation. He stated that the plan they submitted does show that and he has made some recommendations regarding soil and erosion controls.

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Mr. Paecht stated that they also inspected the property to make sure that they were in compliance which they are and they have also cleaned up the site.

Mr. Paecht stated that they had received complaints that there were violations at Forest Hollow and the complaint was investigated and no violations were found.

The Commission discussed the temporary signs that are placed throughout the Town. Mr. Paecht stated that there is no limit under the permit on the number of signs that can be placed. The Commission discussed this and felt that there should be a limit on the number allowed and also a time limit. This is something that will be reviewed further.

**16 Minutes – Public Hearing and Regular Meeting – April 11, 2013**

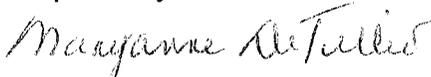
**MOTION:** B. Koskelowski/D. Bitso to approve the minutes of the April 11, 2013 public hearing.  
**Motion carried 5-0**

**MOTION:** W. Birdsell/D. Bitso to approve the minutes of the April 11, 2013 regular meeting.  
**Motion carried 5-0**

**MOTION:** W. Birdsell/D. Bitso to adjourn the meeting.  
**Motion carried 5-0.**

The meeting was adjourned at 9:05 p.m.

Respectfully submitted,



Maryanne DeTullio, Recording Secretary