

SEYMOUR PLANNING & ZONING COMMISSION

Regular Meeting Minutes
April 11, 2013
Norma Drummer Room, Town Hall

Members Present: J. Baldwin, D. Bitso, W. Birdsell, B. Koskelowski, 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 8:30 p.m. by Chairman, Jim Baldwin.

1. Aria Subdivision 12-16 Tomlinson Road

Mr. Looker stated that this is in conformance and he had no problem with it.

MOTION: B. Koskelowski/W. Birdsell to approve the application for Aria
Subdivision, 12-16 Tomlinson Road.
Motion Carried 5-0.

2. 101 Derby Ave. R-18 District, Change of Use, Machine Shop to Carpenter Shop

Ed Kanopka, 8 Sandy Lane, Shelton stated that he has had a cabinet shop in Bridgeport for many years. He will be leasing the building at 101 Derby Avenue for his cabinet shop. The building was previously used as a machine shop. Chm. Baldwin asked if there was any retail sales at the shop and Mr. Kanopka stated that there is not. There are two parking spaces and one employee. Walt Zegelsky, 101 Derby Avenue stated that there is a storage facility on the property which will be moved so that it is in conformance. Mr. Looker stated that he had no problem with the application. Mr. Paecht stated that the property is very clean and noted that no sign is allowed.

MOTION: B. Koskelowski/W. Birdsell to approve the change of use for
101 Derby Avenue.
Motion Carried 5-0.

3. Proposed Zone Change, GI-2 to CBD-1, 2-4 New Haven Avenue

Mr. Looker stated that he agrees with the zone change for this property as it does not belong in an industrial zone. This is a logical zone change. Chm. Baldwin stated that he does not see any industrial use for this property and the proposed project is the best use for it.

MOTION: B. Koskelowski/W. Birdsell to approve the zone change
for 2-4 New Haven Avenue from GI-2 to CBD-1 effective 04/22/13.
Motion Carried 5-0.

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4. Proposed Zone Text Change, Sec. 9.3.4(f), Parking Setback

Chm. Baldwin stated that he did not see any problem with this change as it still leaves the discretion with the Commission.

MOTION: D. Bitso/W. Birdsell to approve the zone text change for Section 9.3.4(f) effective 04/22/13.
Motion Carried 5-0.

5. Special Permit, Sign Location, 2-4 New Haven Avenue

Chm. Baldwin stated that this will be for two signs and they will be brought up to Code.

MOTION: D. Bitso/W. Birdsell to approve the special permit for sign location at 2-4 New Haven Avenue.
Motion Carried 5-0.

6. Site Plan, Convenience Store and Filling Station, 2-4 New Haven Avenue.

Mr. Koskelowski stated that this is a plus for Seymour and the downtown area. Chm. Baldwin asked Eric Swift if there were any problems with the site plan and Mr. Swift stated that they have reviewed it and any issues have been met. Chm. Baldwin noted that the front curbs are staying and the retaining wall in the rear is 4' high. The landscaping will be redone. Mr. Bitso stated that this is a good project for Seymour.

MOTION: B. Koskelowski/D. Bitso to approve the site plan as submitted As modified by map dated April 9, 2013 submitted at presentation C-1 and C-2 subject to final review by town engineer.
Motion Carried 5-0.

7. Rolling Hills Estates, Change Phasing from 3 Phases to 4 Phases.

Donald Smith was present for Baker Residential. He stated that they have revised Phase 1 which includes four lots at the end of Rolling Hills Drive and Lot 79. They would like to change the phasing of the project from 3 phases to four phases.

MOTION: W. Birdsell/D. Bitso to approve the request from Rolling Hills Estates to change phasing from 3 phases to 4 phases.
Motion Carried 5-0.

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8. *Sec. 8-24 Referral, Land Swap, Chatfield Park and Seymour Land Trust.*

Mike Horbal was present and stated that he has been working with the Seymour Land Trust and straightening out and revising the property line between Land Trust property and Chatfield Park. He stated that the Land Trust will be correcting the problems created by both parties and fix the retaining wall. He stated that the parties have come to a tentative agreement on the exchange and the exact location has yet to be approved. He stated that he will hopefully be at the next meeting with a final agreed plan. The Land Trust plans to start going ahead with constructing the retaining wall and that work should begin in a couple of weeks. He stated that they are not asking for any action this evening and he wanted to make the Commission aware of the progress that the Land Trust has made.

MOTION: D. Bitso/W. Birdsell to table this matter to the next meeting.
Motion Carried 5-0.

9. *Discussion of Mixed Use Zoning.*

Mr. Looker stated that he will have a draft for the next meeting. There would not be specific setback or parking requirements with this type of zoning it would depend on the site.

10. *Zoning Enforcement*

The Commission reviewed Mr. Paecht's report. Mr. Paecht stated that he has been working with Haynes on the relocation of the detention pond on their property. Mr. Swift stated that he has also been working on this and has given them a list of what the Town wants done there. Chm. Baldwin stated that he would like to see some action taken on some of the blighted properties in town. He stated that there are properties where work was started and never completed and just left in a blighted condition. Mr. Paecht stated that letters have been sent to property owners and by the time it gets to the point of the owner being fined the problem is corrected.

11. *Minutes – Regular Meeting – March 14, 2013*

MOTION: D. Bitso/W. Birdsell to approve the minutes of the March 14, 2013 regular meeting ring.
Motion carried 5-0

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

The meeting was adjourned at 9:40 p.m.

Respectfully submitted,


Maryanne DeTullio, Recording Secretary