

## SEYMOUR PLANNING & ZONING COMMISSION

Regular Meeting Minutes  
December 12, 2013  
Norma Drummer Room, Town Hall

COPY RECEIVED  
DATE: 12/17/13  
TIME: 11:40 AM  
TOWN CLERK'S OFFICE

**Members Present:** D. Bitso, W. Birdsell, T. Lavranchuk

**Members Absent:** B. Koskelowski, P. Thompson, D. Scheck, Alt.

**Others Present:** Bob Looker, Town Planner, Bill Paecht, ZEO

The meeting was called to order at 7:30 p.m. by Acting Chairman, Dave Bitso.

### **1. Election of Officers**

**MOTION:** W. Birdsell/T. Lavranchuk, to table to the next meeting.  
**Motion Carried 3-0.**

### **2. Section 8-24 Referral, lease of Property to AT&T for Cell Tower, Fire House, 140 Botsford Road**

Atty. Daniel Laub was present for the applicant and stated that AT&T is proposing to replace the lattice tower on this property with a monopole which will accommodate the fire department equipment and AT&T equipment. The monopole will be slightly higher than the lattice tower. There will be some ground based equipment that will be used to operate the equipment on the towers. There is no new access to the site required. The area around the monopole will be gated. Mr. Bitso stated that his only concern was that it is located in a residential area and he felt that it should be camouflaged in some way.

Tom Eighmie, Communications Commission stated that the Board of Fire Commissioners voted to support this tower. He stated that the current tower was put in 1985 and the new one is well designed and suitable for the area. He did not feel that it needs to be camouflaged. He also indicated that the Connecticut Citing Council is not really sold on camouflaging these type of towers. Atty. Laub stated that the equipment platform at the top of the tower would have to be larger to accommodate any type of camouflage material. Mr. Bitso stated that it is higher than the trees in the area and he would like to see some effort made to make it more aesthetically pleasing for the residents in the area.

Mr. Bitso read a letter from Town of Seymour Communications Commission supporting the tower.

**MOTION:** T. Lavranchuk/W. Birdsell to give a favorable recommendation to the Board of Selectmen on the Section 8-24 Referral for the Cell Tower on 140 Botsford Road and that strong consideration be given that some type of camouflage be used to soften the aesthetics.  
**Motion Carried 3-0.**

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### ***3. Proposed Zoning Amendments, Density Standards, Multi-Family Housing.***

Mr. Bitso noted that the public hearing was held on this matter and no one spoke in opposition to the proposed zoning amendments. He stated that there was one individual who spoke in favor of the amendments. Mr. Bitso also stated that this has been in the works for several months.

**MOTION:** T. Lavranchuk/D. Bitso, to approve the proposed zoning amendments, density standards, multi-family housing effective 01/01/2014.  
**Motion failed 2-1.**

Mr. Lavranchuk then rescinded his motion and Mr. Bitso rescinded his second.

**MOTION:** W. Birdsell/T. Lavranchuk to table the item to the January meeting.  
**Motion Carried 3-0.**

### ***4. Meeting Dates, 2014***

**MOTION:** W. Birdsell/T. Lavranchuk to adopt the meeting schedule for 2014 as presented – Meetings on the second Thursday of each month.  
**Motion Carried 3-0**

### ***5. Zoning Enforcement***

Mr. Paecht presented his report and stated that the big issue is still the signs. He stated that the town attorney is reviewing whether a label can be placed across a sign indicating that it is a violation of zoning regulations. He also stated he received a request that trash be picked up at Rolling Hills on a road that is not complete. He stated that Rolling Hills will still be responsible for plowing the road but he did not see any reason why trash could not be picked up there.

Mr. Bitso asked about having an architectural advisory committee in Town. He felt that this committee could look into making sure that properties are being properly maintained especially in the downtown area. Mr. Looker stated that some towns do have that type of committee. He also stated that aesthetic controls are usually in the zoning regulations but a committee could act in an advisory capacity. He stated that this is something that the First Selectman could establish.

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### **6. Minutes –Regular Meeting – October 10, 2013**

**MOTION:** W. Birdsell/T. Lavranchuk to approve the minutes of the October 10, 2013 regular meeting.  
**Motion carried 3-0.**

**MOTION:** T. Lavranchuk/W. Birdsell to adjourn the meeting.  
**Motion carried 3-0.**

The meeting was adjourned at 8:00 p.m.

Respectfully submitted,



Maryanne DeTullio, Recording Secretary