

## SEYMOUR PLANNING & ZONING COMMISSION

Regular Meeting Minutes  
December 13, 2012  
Norma Drummer Room, Town Hall

COPY RECEIVED 12/20/12  
DATE:  
TIME: 11:50 AM  
TOWN CLERK'S OFFICE

**Members Present:** D. Bitso, W. Birdsell, B. Koskelowski,  
T. Lavranchuk, Alt., P. Thompson, Alt.

**Members Absent:** J. Baldwin, J. Jaffer

**Others Present:** Bob Looker, Town Planner, Bill Paecht, ZEO, Dave Nafis,  
Nafis & Young, Town Engineer

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

**MOTION:** B. Koskelowski/W. Birdsell to seat T. Lavranchuk and  
P. Thompson as regular members.  
**Motion Carried 5-0.**

### ***1. Modification of Site Plan, Great Oak Ridge Condominiums Phase Two, Pearl Street***

Mr. Looker stated that the applicant wants to change the size of the buildings and make them a little shorter and wider. It will still be within the setback lines. He has received approval from Inland Wetlands. The applicant was not present and the members felt that it would be appropriate to table to the January meeting and discuss the proposed changes with the applicant.

**MOTION:** B. Koskelowski/W. Birdsell to table to the January meeting.  
**Motion Carried 5-0.**

### ***2. Rolling Hills Acres Section Two, Final Approval.***

Michael Horbal was present and stated that the Commission had previously looked at the maps and the town engineer has reviewed the plans. He stated that a bond estimate has been submitted to Nafis & Young for their review. He stated that they would like to have this approved and the mylar signed. He stated that it would be held by Mr. Looker until the bond amount and bond form are approved. He stated that this Section consists of an additional 23 lots and approximately 2500 feet of roadway.

Mr. Koskelowski stated that the developer now has conditional approval only and cannot sell or advertise any lots. He felt that the improvements should be completed before the final approval is given. He also felt that extra bond funds should be held in the event that there is any damage to the roads. The members stated that they would like to discuss these things with the developer. Mr. Looker stated that there will be a maintenance bond and the Commission could hold more than the customary 10% if they felt that there may be problems. Mr. Koskelowski stated that he was concerned that the developer was underfunded and did not want the Town to be in a position where it would have to fix problems.

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**MOTION:** B. Koskelowski/W. Birdsell to table to the January meeting and Have the developer attend to discuss the project.  
**Motion Carried 4-1 with Mr. Lavranchuk opposed.**

### ***3. Rooster Enterprises Site Plan, New Haven Road.***

Michael Horbal and Kevin Cox were present. Mr. Horbal stated that the Commission has been urging completion of the site work at this project. He stated that the project was started in 2006 and the intention was to regrade the site and create stockpile area for his landscaping business. He presented plans on how he would regrade and construct the landscape berms. He would be stockpiling mulch, stone and different products for the business in the berms. He has done site regarding and excavated and removed a lot of materials. Mr. Horbal stated that Mr. Cox has been approached by other commercial enterprises and there may be a better use for the site than a landscaping yard. He stated that they feel that the site has more potential and Mr. Cox would like to pursue this but needs more time. He has loamed and seeded the shoulders and removed trees. There are stockpiles of loam, fill and different materials. The unfinished construction is with the detention basin and he does not want to complete that if the use of the property is going to change. If the property is sold to a national chain they would more than likely want more parking and the drainage would be different. He is asking for a further extension. Mr. Lavranchuk asked how much time he needed. Mr. Bitso asked what would be done with an extension. Mr. Horbal stated that they would market the site. Mr. Bitso stated that some things have been done in the last week that should have been done in the last few months. He stated that he understands that the use of the property is changing but the site needs to be cleaned up a little better.

Mr. Koskelowski stated that the original approval was for him to stockpile materials for his landscaping business. He stated that he feels that he has improved the property and this is a valuable piece of real estate. Mr. Cox stated that the site is at grade now. Mr. Birdsell felt that the stockpiles should be moved further back on the site. Mr. Horbal stated that they could be moved to the rear and lowered. Mr. Koskelowski stated that there should be proper silt fencing in place. Mr. Cox stated that the site is now wide open and he would like to put a page fence along the front. Mr. Koskelowski asked how long it would take to have the stockpiles moved to the rear. Mr. Cox stated that it would take a little while. Mr. Koskelowski stated that he would not be in favor of a long extension but felt that 30 days would be adequate. Mr. Birdsell agreed that 30 days would be sufficient to get the work done. Mr. Horbal stated that regarding the detention basin since the use of the site may be changing the type of system may also change. He did not see any problems with overtopping the basin as the owner does not want to finalize it until he knows what will be done with the property. Mr. Nafis stated that it needs to be cleaned up. Mr. Horbal stated that he can move the piles of fill and gravel; build up a berm along the front to hide the detention basin. Mr. Horbal stated that 30 days could work but was concerned if there were water or weather problems that

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prevents them from completing the work in that time frame. Mr. Birdsell state that he should begin working right away instead of waiting until the end of the extension period. Mr. Bitso stated that if the work is started right away and they run into weather delays they could ask for another extension but the Commission needs to see progress being made.

**MOTION:** B. Koskelowski/W. Birdsell to grant a 30 day extension to January 10, 2013 for moving the stockpiles to the rear of the Property and clean up the area around the detention basin.  
**Motion Carried 5-0.**

### ***4. Budget FY2013/2014***

The members reviewed a proposed budget and Mr. Bitso recommended adding a 3% increase to the salary from \$18,000.00 to \$18,540.00. He also felt that a new line item should be added to cell phone or cell phone usage allowance for the ZEO. The members discussed this and felt that \$500.00 for the year would be appropriate for cell phone for the ZEO.

**MOTION:** T. Lavranchuk/W. Birdsell that the Commission submit the same same budget request as last fiscal year with an increase in the salary account to \$18,450.00 and a new line item for cell phone of \$500.00.  
**Motion Carried 5-0.**

### ***5. Meeting Dates 2013***

**MOTION:** B. Koskelowski/T. Lavranchuk that the Commission approve The proposed meeting schedule of meetings on the second Thursday of each month at 7:30 p.m.  
**Motion Carried 5-0.**

### ***6. Zoning Enforcement***

The Commission reviewed the reports for October 9, 2012 to December 9, 2012. Mr. Paecht statd that the work at the wire factory should be completed by next week. He stated that the wall by the cemetery may be compromised and the town engineer will check on that.

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**7. Minutes – October 11, 2012**

**MOTION:** B. Koskelowski/W. Birdsell to approve the minutes of the October 11, 2012 regular meeting ring.  
**Motion carried 5-0.**

**MOTION:** T. Lavranchuk/P. Thompson to adjourn the meeting.  
**Motion carried 5-0.**

The meeting was adjourned at 8:35 p.m.

Respectfully submitted,

  
Maryanne DeTullio, Recording Secretary