

SEYMOUR PLANNING & ZONING COMMISSION

Regular Meeting Minutes
October 11, 2012
Norma Drummer Room, Town Hall

Members Present: J. Baldwin, D. Bitso, W. Birdsell, Bob Koskelowski

Members Absent: J. Jaffer, T. Lavranchuk (Alt.)

Others Present: Bob Looker, Town Planner, B. Paecht, ZEO ,

The meeting was called to order at 7:35 by Chairman, J. Baldwin.

1. Site Plan, Bank/Columbus Street Senior Housing, Phase Two.

Atty. Dominick Thomas was present for the applicant. He stated that he met with the Chief of Police regarding the parking situation and the Commission should have a letter from him regarding that. Chm. Baldwin stated that the Commission does have a letter from the Chief. Atty. Thomas stated that a lot of the parking problems in the downtown area have to do with employees not using the parking lots but parking on the street. He also stated that the Chief had indicated that there has been a positive response to the parking attendant in the downtown area. The letter from the Chief of Police was read into the record (copy attached). Chm. Baldwin asked if they had anything else to present. Atty. Thomas asked about the Strand parking lot and whether it is owned by the town or leased. Mr. Koskelowski stated that it is leased from the State. Chm. Baldwin stated that he spoke with the First Selectman about this lot and one suggestion was to change over the island and this may produce more spaces. He stated that perhaps the applicant would be willing to contribute toward this and the town would do the work. Mr. Migani stated that the lot is irregularly shaped and he did not know how much more room they could get there. He stated that he could do some alternate layouts and present those to the Commission.

Mr. Bitso asked how they will determine who gets to park inside. Mr. Migani stated that they will let the Housing Authority determine that. Mr. Birdsell stated that in the past they indicated that it would be on a first come/first served basis. Atty. Thomas stated that the Seymour Housing Authority will be managing the building and they have been working with them on this issue. Mr. Birdsell asked how the tenants felt about this and Mr. Migani stated that they are in support of the project. Atty. Thomas stated that they do not feel that all of the tenants will have vehicles and there is sufficient parking in the area to support it.

Chm. Baldwin asked if they had any correspondence from any other departments or commissions. He stated that there was nothing in writing from EDC. Fred Messoré, Economic Development Director stated that the EDC had some opinions on the project but there is nothing in writing. Atty. Thomas stated that the response from the Fire

SEYMOUR PLANNING & ZONING COMMISSION

Regular Meeting Minutes
October 11, 2012
Norma Drummer Room, Town Hall

Marshal had more to do with building code issues. He also stated that there was no response from the Fire Chief. Chm. Baldwin asked Mr. Looker if there was anything else needed from the applicant. Mr. Looker stated that an A-2 survey will have to be submitted prior to any permits being issued if the application is approved.

MOTION: B. Koskelowski/D. Bitso, to approve the application with the condition that an A-2 survey is submitted prior to any permits being issued and any other conditions the Board may present to the developer.

Chm. Baldwin asked if there was any discussion on the motion. Mr. Bitso asked if the applicant would consider having a space dedicated for loading and unloading so that a tenant could use it as a drop off spot. Atty. Thomas stated that he did not feel that would be a problem and it was a good suggestion. Mr. Migani agreed that was something that could be done. They indicated that there was an area in the front that could used for that purpose.

Mr. Koskelowski amended his motion to include a loading/unloading spot as a condition of the approval. Mr. Bitso amended his second to include that condition. The motion was carried 3-1 with Mr. Birdsell opposed.

2. Plan of Conservation and Development, Dave Elder, VRPA.

Dave Elder, VRPA, stated that every ten years a town is required to update their Plan of Conservation and Development. He stated that the last time this was done in Seymour was in 2002. Mr. Elder stated that the State is also updating its Plan and the regional one is too. He stated that all plans are to be consistent with the State plan. He stated that if they are not the Town would not be eligible for discretionary funding. He stated that the VRPA will be working on updating the plans for Seymour, Ansonia and Derby. He stated that P&Z will present the updated to the Board of Selectmen and it will take approximately a year to get the Plan completely updated.

Mr. Elder stated that P&Z needs to decide if they want to be the agency to handle the process or they can create a sub-committee to handle this. Chm. Baldwin stated that he spoke with the First Selectman regarding this issue and felt that it should be handled with a sub-committee. Mr. Baldwin stated that he would like to have two or three P&Z members on the sub-committee. Mr. Elder stated that he will work with other departments and commissions in establishing the sub-committee. The other P&Z members also felt that this was the best way to proceed. Chm. Baldwin stated that he would be willing to serve on the committee and will make sure that there is always someone from P&Z in attendance at the meetings.

SEYMOUR PLANNING & ZONING COMMISSION

Regular Meeting Minutes
October 11, 2012
Norma Drummer Room, Town Hall

3. Other Business

Fred Messore, Economic Development Director stated that in the current Plan of Conservation and Development there are some deficiencies in the regulations for the downtown area and that is something that could be addressed at this time with the update. He stated that architectural standards could be added and this is a good opportunity to strengthen the regulations. He also stated that EDC adopted the action plan for the downtown area this July and that is something that could be used in the update of the Plan. Chm. Baldwin indicated that no one had received a copy of the action plan and Mr. Messore stated that he would get them for the members this evening. He also stated that he has submitted paperwork for a Main Street investment grant which could be used for streetscape improvements in the downtown area. He stated that there are sidewalks that need to be repaired and handicap crosswalks and curb cuts. Chm. Baldwin stated that there are a lot of vacant and inactive properties in town and the committee could look at making them more viable through different zoning regulations.

Mr. Bitso asked if there was anyway to control the colors used in a sign. He stated that he has received several complaints regarding the brightness of the sign on the gym at Klarides Village. Mr. Looker stated that the Commission can regulate the height, size and location of a sign but are limited as far as the aesthetics. Mr. Bitso was concerned that there could be more of these type of signs and they were not appropriate. This was something that could also be looked at in updating the Plan.

Mr. Bitso asked about the wall in the parking lot on the former New Haven Copper property. M. Paecht stated that the property was sold and it could be looked at as a building code issue.

Mr. Paecht stated that the owner of the Housatonic Wire site has received the demolition permit for Phase II.

4. Zoning Enforcement

Mr. Paecht presented his report. He asked about issuing temporary certificates of occupancy. He stated that at this time of the year it is difficult to plant grass and finish the site work. Chm. Baldwin stated that a site needs to be stable and a developer should be able to spread soil out or has to maintain soil and erosion controls. Mr. Paecht asked about paved driveway aprons and Chm. Baldwin stated that falls under Public Works but felt it was something that should be taken over by P&Z.

Mr. Bitso stated that last month he brought up the issue of a pay raise for the ZEO. He stated that he spoke with the First Selectman regarding this and it was suggested that a letter from the Chairman be sent regarding this.

SEYMOUR PLANNING & ZONING COMMISSION

Regular Meeting Minutes

October 11, 2012

Norma Drummer Room, Town Hall

MOTION: D. Bitso/W. Birdsell that the Chairman is authorized to investigate a fee structure for the ZEO and also the amount of hours of employment he does for the Commission
Motion Carried 4-0.

Mr. Paecht stated that he has received a lot of calls about sandwich signs on Route 34 and Route 67. Chm. Baldwin stated that they can come before the Commission and request a text change.

5. Minutes, Regular Meeting, September 13, 2012.

MOTION: D. Bitso/W. Birdsell to approve the minutes of the 09/13/12 regular meeting.
Motion Carried 4-0.

MOTION: W. Birdsell/D. Bitso to adjourn the meeting.
Motion Carried 4-0.

The meeting was adjourned at 8:55 p.m.

Respectfully submitted,

Maryanne DeTullio, Recording Secretary