

SEYMOUR PLANNING & ZONING COMMISSION

Regular Meeting Minutes

July 12, 2012

Norma Drummer Room, Town Hall

Members Present: J. Baldwin, W. Birdsell, B. Koskelowski,

Members Absent: D. Bitso, J. Jaffer, T. Lavranchuk, Alt.

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

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

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

Chm. Baldwin asked if the application was in order and Mr. Looker stated that he had not received anything from the Sewer Authority. Mr. Joseph Migani stated that he will be using the existing connection but has not gotten anything from the Sewer Authority.

Atty. Dominick Thomas representing the applicant stated that the application is for a site plan approval and once it conforms to the regulations, it is a permitted use in the zone. He stated that the issue is with parking and stated that under the CDD regulations and also Section 14-7 if a new or existing building is within 300 feet of a municipal lot may use such spaces to meet the regulations. He stated that they will be providing 15 off street spaces and are within 300 feet of substantial public parking. He also stated that this will be elderly housing and they will comply with the parking requirements. He stated that all other site plan requirements are complied with.

Joseph Migani, 22 Bank Street stated that the Seymour Housing Authority manages the apartments that were built under Phase 1 of the project. The project is sponsored by the Naugatuck Valley Savings & Loan Association and also in part by the State of Connecticut. This site is currently a vacant lot which has been paved. He stated that by having the Seymour Housing Authority manage the apartments the residents are able to utilize all of the out reach services that they have available. He stated that they will also be able to have a community room for the residents of both phases in this building, which is something that the residents would really like to have. The building will have an elevator and be handicap accessible and each bedroom is sized for handicap accessibility. He added that the Seymour Housing Authority has no projects pending for more elderly units and there is a need for them in Seymour. He also stated that this project will take three to five years to complete. He felt that it will be an investment in the downtown area and bring some residential use to the area.

Chm. Baldwin noted staff did not have clear plans regarding the parking. Mr. Looker stated that he had some issue with the turning radius in the parking area but was satisfied with the dimensions of the spaces. Atty. Thomas stated that these will be residential dedicated spaces and there will be a limited amount of traffic. Mr. Migani stated that an A-2 survey was done for Phase 1 by an engineer. Chm. Baldwin stated that before any construction there would have to be an A-2 survey or ALTA survey. Mr. Migani stated that a survey has been submitted but Chm. Baldwin noted that it is

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not sealed.

Mr. Migani stated that it will be a masonry building and they will comply with all applicable Code requirements. Chm. Baldwin requested that he correspond with the fire chiefs for their review of the plans. Mr. Migani noted that the building will have a back-up generator which will service both buildings.

Mr. Birdsell was concerned about the parking situation. Mr. Migani stated that in Phase 1 only 40% of the residents have cars. Chm. Baldwin stated that the parking situation in the downtown area is being looked at very closely by the town. There are lots that are rarely full but the street parking is usually full. He stated that he would like to see some efforts to have the parking enforced and the Parking Authority needs to get involved with enforcement.

Mr. Koskelowski stated that the Seymour Housing Authority has a 1% interest in 16 Bank Street and asked if they will have a 1% interest in this project. Mr. Migani stated that they will and that the State Department of Economic Development and Home Loan Bank will control everything. The Housing Authority manages the project and control is designated by DECD and Home Loan Bank. Mr. Koskelowski asked who sets the rent amounts. Atty. Thomas stated that they set the standards for the rents and the Housing Authority manages it in accordance with the standards. Mr. Koskelowski stated that right now the Housing Authority has to allow handicap individuals not just seniors. Mr. Migani stated that with this project it can be restricted to only seniors.

Mr. Koskelowski stated that in September the Police Department will have a parking attendant for several hours a day who will work in the downtown area. He had some concerns about the parking situation with this project. He felt it was important to get all the parking issues resolved. He stated that the town does not own or lease all the spaces in the Strand lot. He asked if there were any variances needed for the building. Mr. Migani stated that it is in the CDD Zone and the setback are different and much lower than other zones and no variances are needed.

Chm. Baldwin stated that only three members were present this evening and he would like to make a decision when more members are present. Mr. Looker stated that there was the issue of the survey and also the issue of the parking. Mr. Birdsell felt that the parking was the major issue that had to be dealt with. Mr. Koskelowski felt that they could consider having fewer units which would result in their ability to provide enough off street parking.

Atty. Thomas stated that they will attempt to communicate with the fire chiefs and the Parking Authority. Mr. Koskelowski stated that he would like to see the minutes from the Seymour Housing Authority meeting where they agreed to being a partner in this project.

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2. Shilda Mehta, 18 Forest Hollow Road

Shilda Mehta, 18 Forest Hollow Road stated that her house is part of the Rolling Hills Subdivision and was built last March. The developer has decided to turn the back of her property into a stack area. She stated that there are construction vehicles constantly going behind her home. She has made complaints regarding blight as there are piles of gravel behind her house. Mr. Paecht stated that he checked this out and the developer is still operating under the sit plan and there is no violation. Mrs. Mehta stated that she has drainage issues on her property and the town engineer came out and looked at the problem and told the developer that there was a drainage issue.

Chm. Baldwin stated that a site visit will be done to make sure that the developer is doing everything properly. He stated that he will also speak with the town engineer regarding her drainage issue. Mrs. Mehta stated that there was some screening done with trees but those have died and she asked if they should be replaced. Chm. Baldwin stated that they will look at the situation when the site visit is done.

2. Zoning Enforcement

The Commission reviewed Mr. Paecht's report.

He stated that there is a non-conforming business being operated at 115 Bungay Road. He notified the owner and he will be coming in to discuss this.

He stated that the Land Trust would like to move their start date to August 13th to do the repair work. This is because their summer camp program has started and they do not want to do the work while that is going on.

Mr. Paecht stated that a meeting is scheduled with the State regarding some problems at the wire factory site.

Rooster Enterprises – Kevin Cox

Chm. Baldwin stated that at the last meeting the site plan was discussed and Nafis & Young looked at the site and submitted a report. Chm. Baldwin stated that the town wants the site dealt with and he had 90 days to get to the grades shown on the plans. When this is done an as-built is to be submitted for the town engineer to review. One of the issues noted in the town engineer's report was that the guy wires need to be re-anchored. Also that the whole stretch needs to be graded. Mr. Cox stated that he would like to get another 30 days and get everything done in that time.

Chm. Baldwin stated that the letter from Nafis & Young points out five issues that need to be performed and these need to be done. He stated that an extension could be granted but they need to start working and come back if they need that extension. They need to be able to show that work is being done.

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Mr. Koskelowski stated that when the site walk was done they were told that along Route 67 it would be loomed and seeded and that has not been done. The front of the property was to be cleaned up and nothing has been done. Chm. Baldwin stated that the area has been over excavated and is in violation. Mr. Birdsell stated that the Commission went out and met with the owner and told him that front needed to be done. Chm. Baldwin asked if the bond had been submitted and Mr. Looker indicated that it has been. Chm. Baldwin stated that there is a time frame in place for getting the work done and if there is progress and they need an extension they can come back to the Commission. He also stated that the appropriate driveway apron should be installed at the site entrances. He also stated that he will try and contact CL&P on behalf of the owner.

Mr. Paecht stated that 15 William Lane is complete and the grass is in and the site stabilized. The driveway has been completed.

3. Minutes – June 14, 2012

MOTION: W. Birdsell/B., Koskelowski to approve the minutes of the June 14, 2012 regular meeting ring.
Motion carried 3-0.

MOTION: W. Birdsell/B. Koskelowski to adjourn the meeting.
Motion carried 3-0.

The meeting was adjourned at 10:00 p.m.

Respectfully submitted,

Maryanne DeTullio, Recording Secretary