

SEYMOUR PLANNING & ZONING COMMISSION

Regular Meeting Minutes
June 14, 2012
Norma Drummer Room, Town Hall

Members Present: J. Baldwin, W. Birdsell, B. Koskelowski,
T. Lavranchuk, Alt.

Members Absent: D. Bitso, J. Jaffer

Others Present: Bob Looker, Town Planner, Bill Paecht, ZEO, Atty.
Fred Stanek

The meeting was called to order at 7:35 p.m. by Chairman, Jim Baldwin.

MOTION: W. Birdsell/B. Koskelowski to seat T. Lavranchuk as
a regular member.

Motion Carried 3-0.

1. Site Plan, Phase 2, Bank Street Senior Hearing

Chm. Baldwin stated that it was his understanding that the application is not complete at this time with the fees not being paid. He stated that a letter was received from Atty. Dominick Thomas requesting that the matter be continued to the July meeting. His letter also indicated that prior to the July meeting the fees will be made. Atty. Stanek not the application was not complete and technically there is no application pending at this time. Chm. Baldwin stated that it will be on the agenda for the July meeting.

2. Request to address Commission, 18 Forest Hollow Road

MOTION: T. Lavranchuk/W. Birdsell to move Item #2 further on the agenda.
Motion Carried 4-0.

MOTION: B. Koskelowski/W. Birdsell to place Fieldstone Woods
Subdivision on the agenda.
Motion Carried 4-0.

Brian Nesteriak was present and stated that WPCA has asked that they change one of the notes that states exactly how much the sewer assessment is. That changes one note on the map and he asked to have the subdivision map re-signed so that he could file in on the land records.

MOTION: W. Birdsell/T. Lavranchuk to have the Chairman and Secretary
re-sign the subdivision map for Fieldstone Woods Subdivision
Motion Carried 4-0.

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3. Application and Permit Fees Update.

Mr. Looker stated that the application fees should be reviewed by the Commission. The last time they were reviewed was in 2005. He had submitted a schedule of what the current fees are. Chm. Baldwin felt that they should be altered and increased but that the increase should be reasonable. He felt that the pool permits should be increased as they take a certain amount of time on behalf of the town. Mr. Baldwin recommended that the following fees be changed – new buildings \$50.00 to \$100.00. Certificate of Occupancy would remain at \$50.00. Building additions and detached garages to \$100.00; decks and sheds \$75.00; signs remain at \$50.00; portable garages \$75.00; generators \$50.00; in-law apartments \$100.00. Pools – above ground \$50.00; pool in-ground \$75.00; demolition \$100.00.

MOTION: B. Koskelowski/W.Birdsell that the zoning permit fees be changed as stated, effective immediately.

Motion Carried 4-0.

Mr. Baldwin stated that the Commission needs to review the application fees – special permit and site plan. Mr. Koskelowski suggested that the fees be increased by 15%. Mr. Baldwin agreed with that. He asked if the \$200.00 fee for a public hearing was reasonable with what the legal notice fees are. Mr. Looker stated that if there is only one public hearing then it is all right but if the hearing is continued and the notice re-advertised then it isn't enough. Mr. Baldwin recommended that the fee for a public hearing be increased to \$275.00. The Commission discussed that construction inspection fee of 3% of the construction cost. They felt it was reasonable except in the cases where the town engineer had to go back out and re-inspect. They felt that a re-inspection fee of \$50.00 could be added. Mr. Baldwin felt that a 15% increase for all other fees would be appropriate.

MOTION: B. Koskelowski/T. Lavranchuk to increase the public hearing fee to \$275.00; \$50.00 for re-inspection fee and the 3% construction fee will remain the same. All other fee will be increased by 15%.

Motion Carried 4-0.

4. Zoning Enforcement

The members reviewed Mr. Paecht's report. Mr. Paecht stated that he had received one complaint that someone was operating a garage in his home garage. He stated that he went there three times and did not see any problems there.

Kevin Cox, Rooster Enterprises, New Haven Road was present. He stated that at the last meeting the Commission had made suggestions regarding his expired permit. He stated that he did submit the restoration bond. He stated that they also did the apron that the Commission wanted. He stated that as far as the grading, the material that is

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on the edge could be used for the floor of the buildable area so to take all that material and move it to the other end of the site does not make any sense. He stated that the Commission had asked for a face grade which would be slightly below the highway grade. Mr. Baldwin stated that the site looks good so far with the work that has been done. Mr. Baldwin stated that it has been five years since this was approved and the permit expired. He stated that the intent is to take back to the highway line and put finish product on it and then allow him to work behind it. He stated that as long as it is being headed toward finished condition then it should be the way it is reflected on the plans. Mr. Cox that the material will be used on the floor and he did not want to move it to the other side of the property. Mr. Baldwin stated that at this point he is under a 90 day completion time frame to get this done and then it will renew for one year. Mr. Paecht stated that he wants to leave it higher because he will be using it later. He stated that he wants to put grass seed and mow it and not put in the plantings. Mr. Baldwin stated that everything on the site plan needs to be done the way it was presented. Mike Horbal stated that the trees need to on Mr. Cox's property and not in the state right of way. Mr. Koskelowski stated that if he fixed the first ten feet to make it look like a finish product and then move on from there. He stated that the problem exists that it needs to be finished and the site plan should be followed. Mr. Baldwin suggested having a site walk on this property. He stated that this has been a problem for five years and if there a site walk things can be explained in the field. The Commission will conduct a site walk on Saturday, June 16, 2012 at 8:00 a.m.

Mr. Horbal stated that the Land Trust has been stalled in there work because the town attorney is going to provide a title search. Mr. Horbal stated that in conversations with the town and looking at solutions for this property, they are considering revising the property line between the Land Trust and Chatfield Park. He stated that in order to do that the attorneys wanted to be certain that there were no restrictions when the property was given to the Town that prevents them from doing that. He stated that the Town is going to do a title search for their property. The Land Trust has a title search for their property and that is what they are waiting for. He stated that makes a difference to them in their erosion control and their final planning especially around the retaining wall near the edge of the building that is sub-standard. He stated that they looked at the plan and can do erosion control from the end of the stone wall around the pond to the northeast toward Chatfield Park and could stabilize that area. He stated that they know from the grades that they are steeper than two on one and it just dumped filled in some spots. He stated that they are proposing to riprap some areas up to a point that is one foot higher than the 100 year storm elevation. He stated that is why the riprap is so excessive. He stated that they know that on the downstream side of the bridge that the grade is too steep to do with a riprap slope. He stated that this calls for a modular winged wall. He stated that they will also re-grade the area and they want to fill in along the driveway where it was washed out. He stated that will be covered with riprap and will pull out all the broken asphalt along the driveway closer to the bridge. He stated that everything will get loamed and seeded. He stated that is the limit of what they can do at this point without knowing what will be done about the wall, property lines, etc. Mr. Baldwin asked if they have a time table on this work. Mr.

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Horbal stated that they have just seen this and he felt that they will give it to their contractor and probably go out to bid for the work. Mr. Baldwin stated that he is concerned that the work will not be done. He stated that he would like to see it done within 30 or 45 days. Mr. Horbabl stated that from what he has been told the title search should be available within a week or two. He stated that if that is the case they can come back to the next meeting or give answers to Mr. Looker prior to that about the contracting and time to get the work done. Mr. Horbal stated that the Land Trust is going to require that whoever they hire has liability insurance. .

MOTION: B.Koskelowski/T.Lavranchuk to approve the Seymour Land Trust improvement location survey dated 6/12/12 for work on the outlined area to be completed in 45 days. Work done by a professional contractor that is adequately insured.
Motion Carried 4-0.

5. Minutes – May 10, 2012

MOTION: W. Birdsell/T. Lavranchuk to approve the minutes of the May 10, 2012 regular meeting and public hearing.
Motion carried 4-0.

MOTION: T. Lavranchuk/W. Birdsell to adjourn the meeting.
Motion carried 4-0.

The meeting was adjourned at 8:25 p.m.

Respectfully submitted,

Maryanne DeTullio, Recording Secretary