

## SEYMOUR PLANNING & ZONING COMMISSION

Regular Meeting Minutes  
May 10, 2012  
Norma Drummer Room, Town Hall

**Members Present:** J. Baldwin, D. Bitso, W. Birdsell, B. Koskelowski,  
J. Jaffer, T. Lavranchuk, Alt.

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

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

Chm. Baldwin stated that since J. Jaffer was not present at the public hearings this evening, Mr. Lavranchuk would vote on the first two agenda items. After that Mr. Jaffer will be voting on the remaining items.

### ***1. Special Permit, Second Attached Sign, 318 Roosevelt Drive***

Chm. Baldwin stated that the public hearing was held and there was no public comment on the application.

**MOTION:** D. Bitso/B. Koskelowski to approve the second attached sign for 318 Roosevelt Drive.  
**Motion Carried 5-0.**

### ***2. Re-Subdivision, Lot #4, Fieldstone Woods Subdivision, Mountain Road.***

Chm. Baldwin stated that the public hearing was held and there was no public comment.

**MOTION:** D. Bitso/W. Birdsell to approve the re-subdivision of Lot #4, Fieldstone Woods Subdivision, Mountain Road  
**Motion Carried 5-0.**

**MOTION:** D. Bitso/B. Koskelowski to authorize the Chairman and Secretary to sign the mylar.  
**Motion Carried 5-0.**

Chm. Baldwin noted that J. Jaffer will now be the regular member and T. Lavranchuk will be seated as an alternate.

### ***3. Second Extension of Map Filing Period, Re-subdivision of 176-202 Cedar St.***

Chm. Baldwin read a letter from Mangione Properties requesting a second 90 day extension of the map filing period. The letter indicated that they are still attempting to get a partial release of mortgage from People's Bank for 176 Cedar Street.

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**MOTION:** W. Birdsell/D. Bitso, to grant a second 90 day extension for map filing period for re-subdivision of 176-202 Cedar Street.  
**Motion Carried 5-0.**

**MOTION:** B. Koskelowski/D. Bitso to change the order of the agenda and hear Item #7, Zoning Enforcement.  
**Motion Carried 5-0.**

### ***7. Zoning Enforcement***

The members reviewed Mr. Paecht's report. Mr. Paecht stated that he issued a cease and desist order on 759 South Main and requested that the owner submit a site plan and as built. He stated that these should be received within two weeks. He stated that he issued a stop work order on 20 New Haven Avenue as the site permits have expired. Mr. Paecht stated that he has sent out several letters regarding sign violations.

**MOTION:** B. Bitso/J. Jaffer to hear Item #5 Approval of Minutes next.  
**Motion Carried 5-0.**

### ***8. Minutes Regular Meeting April 12, 2012***

**MOTION:** B. Koskelowski/D. Bitso, to approve the minutes of the 04/12/12 regular meeting.  
**Motion carried 4-0-1 with Mr. Jaffer abstaining.**

### ***4. Site Plan, Phase 2, Bank Street Senior Apartments.***

Atty. Dominick Thomas and Joseph Migani were present. Atty. Thomas presented a packet with the application and statement of use also with drawings. He stated that this is Phase 2 of the re-development improvements to the area around 16 Bank Street located on Columbus Street. The proposal is for 26 new senior apartments at 26 Columbus Street. He stated that they are permitted within the zone under site plan approval. He stated that the site is currently a parking lot. He stated that they have submitted a parking map with a tally of the public and private spaces in the downtown area. He stated that this will be a benefit to the town and will increase tax revenues. Atty. Thomas stated that the issue is the parking and in looking at the regulations the Commission has the ability to lower the required parking spaces to one space per apartment. The Commission could also take into consideration parking spaces within

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300 feet of the proposed building. He stated that they are providing 15 spaces on site. He stated that there is plenty of parking available within 300 feet of the building to accommodate the parking requirements.

Chm. Baldwin noted that they are asking for a waiver of the application fees and this should be voted on first.

**MOTION:** W. Birdsell/B. Koskelowski to deny the waiver of the application fee.

Joseph Migani stated that the Seymour Housing Authority has a 1% interest in the project. He stated that there is currently a waiting list for elderly housing in Seymour and there are no other developments pending for senior housing. He stated that this project is an effort to address the need for elderly housing in Seymour. M. Koskelowski asked if fees have been waived before for projects such as this one. Mr. Looker stated that they were waived for Phase 1 of the project.

**Motion Carried 3-1-1** with Mr. Jaffer opposed and Mr. Bitso abstaining.

Chm. Baldwin asked Mr. Looker if he had any comments on this application. Mr. Looker stated that he had a difficult time in reviewing the plans because he could not determine the size of the proposed spaces or the width of the aisle. He stated that there are no dimensions on the plans. He stated that he was also having a problem with the design of the spaces. He also stated that the proposed building is not shown and there may be a setback violation but he cannot tell because the building is not shown on the plans. Chm. Baldwin asked the applicant to provide the information to the Town Planner so that he could make his recommendation to the Commission. He stated that the item will be tabled to the next meeting. Atty. Thomas stated that they will pay the fee and work with staff on the plans.

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

Kevin Cox was present and stated that he is asking for an extension of the original site plan which has expired. Chm. Baldwin stated that a bond was required and was never given to the Town. He stated that the intent of the original application was to move store bins and store landscaping supplies and equipment on the site. Mr. Cox stated that it will be used for commercial/retail at some time. Chm. Baldwin stated that the site has been in violation for not complying with the original approved site plan and that the bond was never posted. He also stated that the site is down to grade except for one corner. The original approved site plan required a double row of white pines as well as other landscaping work on the site. Chm. Baldwin asked how he planned on taking down the knoll and also stated that the site needs to be cleaned up. He stated that the project has not been completed within the time frame.

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Mr. Cox stated that he has spoken with the town engineer and the material left will be used on the site. Mr. Baldwin stated that he has also spoken with the town engineer and the town wants to see the site cleaned up. He suggested that the original site plan be followed and continue with that work. He stated that otherwise he would be in violation. Chm. Baldwin asked Atty. Stanek if the site plan could be extended since it has expired. Atty. Fred Stanek stated that he did not see anything in the statutes about granting an extension after expiration. Chm. Baldwin stated that the original bond amount was \$20,000.00 and it was never posted. Mr. Bitso stated that the Commission is constantly questioned about the condition of this site and when it will be cleaned up. Mr. Cox stated that he cannot finish the detention pond because of the stop work order. Chm. Baldwin stated that he should first clean the front of the property and address those issues on the original map that have not been done. Mr. Koskelowski asked if he was going to extend the sidewalk and if that was on the original site plan. Chm. Baldwin stated that it was not proposed.

Chm. Baldwin stated that the landscaping work should be done and the site stabilized. He also stated that the site should be cleaned up and then he could continue on with the detention pond. The performance bond will have to be put in place.

**MOTION:** D. Bitso/J. Jaffer to grant a one year extension with the stipulation of site improvements being done within three months to get the highway line cleaned up with plantings. It is also contingent upon a bond in a form acceptable to the town engineer and town attorney in the amount of \$25,000.00 being posted. The driveway should be paved with apron so that it will conform to the original site plan. The project shall conform to the approval given on 4/12/07.  
**Motion Carried 5-0.**

Mr. Cox stated that the only thing that may hold him up would be CL&P. Chm. Baldwin advised him that if it is an issue to come back and let the Commission know the situation.

### ***6. Fawn Woods Estates Subdivision, Steep Hill Road.***

Atty. Stanek stated that he spoke with the developer's attorney and he advised that he will speak to Mr. Calderwood.

**MOTION:** W. Birdsell/D. Bitso to table to the next meeting.  
**Motion carried 5-0.**

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**MOTION:** D. Bitso/W. Birdsell to adjourn the meeting.  
**Motion carried 5-0.**

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

Respectfully submitted,

Maryanne DeTullio, Recording Secretary