

## SEYMOUR PLANNING & ZONING COMMISSION

Regular Meeting Minutes  
January 12, 2012  
Norma Drummer Room, Town Hall

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

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

The meeting was called to order at 7:30 by Chairman, J. Baldwin.

### ***1. Request to recommend acceptance of southerly section of Hidden Meadow Road.***

Chm. Baldwin stated that correspondence was received from Dave Nafis, Nafis & Young, town engineers, indicating that there are still items that need to be resolved and recommending that the item be tabled to the next meeting.

**MOTION:** W. Birdsell/J. Jaffer, to table to the next meeting.  
**Motion Carried 5-0.**

### ***2. Request to reduce performance bond for Section 1, Phase 2, Rolling Hills Estates to \$88,500. This includes \$34,000 as maintenance bond for Red Oak Lane and \$17,500 as maintenance bond for Hidden Meadows Road.***

Chm. Baldwin stated that Dave Nafis, town engineer recommended that this item be tabled as there are still items that need to be resolved.

**MOTION:** W. Birdsell/J. Jaffer, to table to the next meeting.  
**Motion Carried 5-0.**

### ***3. Request to recommend acceptance of Forest Hollow Road.***

Chm. Baldwin stated that Dave Nafis, town engineer recommended that this item be tabled as there are still items that need to be resolved.

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

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**4. Request that performance bond for Phase 1, Section 1, Rolling Hills be reduced to \$40,000. This would be the maintenance bond for Forest Hollow Road.**

Chm. Baldwin stated that Dave Nafis, town engineer recommended that this item be tabled as there are still items that need to be resolved.

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

**5. Request that Section 1, Phase 1, Rolling Hills erosion control bond be reduced to \$16,310.**

Chm. Baldwin stated that Dave Nafis, town engineer recommended that this item be tabled as there are still items that need to be resolved

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

**6. Request that Section 1, Phase 2, Rolling Hills erosion control bond be reduced to \$17,550.**

Chm. Baldwin stated that Dave Nafis, town engineer recommended that this item be tabled as there are still items that need to be resolved

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

**7. Request that Section 1, Phase 3 performance bond be reduced to \$145,000. (Fox Run and northerly section of Hidden Meadow).**

Chm. Baldwin stated that Dave Nafis, town engineer recommended that this item be tabled as there are still items that need to be resolved

**MOTION:** W. Birdsell/J. Jaffer, to table to the next meeting.  
**Motion Carried 5-0.**

**8. Discussion of proposal Phase II, senior housing, Bank Street and Columbus Street.**

Attorney Dominick Thomas, 315 Main St., Derby was present along with Joe Migani, who is proposing the second phase of senior housing units on Bank Street

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and Columbus Street. Atty. Thomas stated that they were asking to have an informal discussion regarding this proposed project to get feedback from the Commission. He stated that they have met with staff, the First Selectman and Economic Development Director to discuss some of their ideas. There were a couple of issues that were addressed and one of those was the parking situation. He stated that right now Mr. Migani has a successful renovation of 60 Bank Street which has four retail units and 12 rental units which are rent controlled and age restricted. They are now proposing 26 units with first level parking. Atty. Thomas stated that they do not feel that one bedroom apartments for seniors will generate much traffic or parking requirements.

Atty. Thomas presented a statement of the plan along with architectural rendering of which is being proposed. He stated that the Commission has the ability to regulate parking by looking at municipal lots that can be used to satisfy parking requirements. There are three municipal lots in the downtown area that could be used. He also stated that they feel that most of the residents would use the spaces during the night time hours.

Joseph Migani stated that the first phase of the project received funding from the federal government and was also subsidized by the State of Connecticut Economic Development Department. He stated that the Housing Authority as well as the Department of Economic Development has agreed to cooperate on this phase of the project. He felt that there is a need for senior housing in Seymour. He stated that the proposal is to build a five story building over a parking area with a community room. The Housing Authority will manage the property. He stated that they would ask for one-half space per unit.

Chm. Baldwin stated that a lot of information was presented for the Commission to consider. He stated that he is not aware of any parking problems and the Commission really needs to look into any request for the reduction in the required parking. Atty. Thomas stated that the parking situation downtown could be a matter of enforcement and not something that a developer could take care of. Chm. Baldwin stated that they have made some good points about parking and it would be beneficial for the Commission to have an inventory done of the spaces available in the downtown area and in the municipal lots. Mr. Bitso stated that the Commission should look at how the municipal lots are being utilized. Chm. Baldwin agreed that the Commission should see if they are efficiently being used. Atty. Thomas stated that they can provide some information on the available parking in the downtown area.

Mr. Migani stated that they would like to propose this project to the State of Connecticut in order to get funding for it. He stated that the entire project would probably take 3 to 4 years to complete.

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Mr. Koskelowski asked about how many exits there are from the current building. Mr. Migani stated that there are two that go out to Columbus Street. Mr. Koskelowski was concerned that there may be safety issues with this new building blocking exits. Mr. Baldwin stated that the fire chiefs have input on the applications and any safety concerns would be addressed by them. Mr. Koskelowski also pointed out another municipal lot in the area with 30 spaces. He stated that all municipal lots are owned by the State of Connecticut and leased by the Town of Seymour.

Chm. Baldwin stated that there is a lot of information to consider and the Commission should get an inventory of the parking available in the downtown area and continue discussion on the matter.

**MOTION:** J. Jaffer/D. Bitso, to add to the agenda presentation by Fred Messore, Economic Development Director  
**Motion Carried 5-0.**

Fred Messore, Economic Development Director stated that he wanted to give the Commission an update on what he has been doing. He stated that he will be placing some items on his budget proposal for planning studies. He stated that the Commission will be updating the Plan of Conservation and Development and will need to look at uses for the future. He stated that the demolition of the Housatonic Wire is moving forward. He stated that the EDC is looking at marketing the Derby Avenue area. He also stated that the Town has received a grant for signage for the industrial park and he is trying to modify the grant requirements in order to use the fund for signs in other areas in town. He also stated that he would like to put in a request for funding to update the municipal economic development plan that was done in 2007. He stated that the parking situation in the downtown area needs to be looked at and is hoping for funds to have a study done about that. Chm. Baldwin thanked him for his report.

### ***9. Zoning Enforcement***

Mr. Paecht presented his report and stated that he has been sending out letter to business owners regarding the new sign ordinance. He also stated that he is still working on blight issues. He also asked to have someone from the Commission work on the budget for next fiscal year. Chm. Baldwin stated that he will work with them on the budget proposal. He also stated that they have been having bi-monthly meetings with the First Selectman and other department heads.

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**10. Minutes, Regular Meeting, December 8, 2011**

**MOTION:** D. Bitso/W. Birdsell to approve the minutes of the 12/08/11 regular meeting.

**Motion Carried 4-0-1** with Mr. Koskelowski abstaining.

**MOTION:** D. Bitso/W. Birdsell to adjourn the meeting.

**Motion Carried 5-0.**

The meeting was adjourned at 8:45 p.m.

Respectfully submitted,



Maryanne DeTullio, Recording Secretary