

COPY RECEIVED
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SEYMOUR PLANNING & ZONING COMMISSION

Regular Meeting Minutes
December 8, 2011
Norma Drummer Room, Town Hall

Members Present: J. Baldwin, A. Ermer, J. Jaffer, W. Birdsell, D. Bitso, Alt.,
T. Lavranchuk, Alt.

Member Absent: A. Yagovane

Others Present: Bob Looker, Town Planner, Bill Paecht, ZEO, Dave
Nafis, Town Engineer

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

MOTION: W. Birdsell/J. Jaffer, to seat D. Bitso as a regular member.
Motion Carried 5-0.

1. Election of Officers.

MOTION: D. Bitso/W. Birdsell to nominate J. Baldwin for Chairman.
Motion Carried 5-0.

MOTION: W. Birdsell/A. Ermer to nominate D. Bitso as Vice Chairman.
Motion Carried 5-0.

MOTION: D. Bitso/A. Ermer to nominate W. Birdsell as Secretary.
Motion Carried 5-0.

2. Acceptance of Barn Hill Lane.

S. Wells was present and stated that all the work has been done. Mr. Nafis stated that the work has been completed and the road can be accepted. Mr. Looker asked the Commission not to reduce the surety bond. Mr. Wells stated that they are not asking for any reduction in the surety bond at this time. Mr. Birdsell asked about the sidewalk on Skokoret and when it will be started. Mr. Wells stated that when the sidewalks are done on other streets it will be done then.

MOTION: J. Jaffer/D. Bitso to recommend acceptance of Barn Hill Lane.
The full amount of surety will remain in place for one year from
date Board of Selectmen accepts the road.
Motion Carried 5-0.

SEYMOUR PLANNING & ZONING COMMISSION

Regular Meeting Minutes
December 8, 2011
Norma Drummer Room, Town Hall

3. Mylar Endorsement, 176-202 Cedar Street.

Mike Horbal was present representing Mangione and Cedar Street Development. He stated that the Commission approved the subdivision which created one new lot on Cedar Street. He asked to have the mylar signed so it could be filed. Mr. Looker stated that notes have been added and pins along the road front.

MOTION: J. Jaffer/D. Bitso to approve the signing of the mylar for
176-202 Cedar Street.
Motion Carried 5-0.

4. Special Permit, Electronic Sign, 1 Klarides Village

Jeffrey Tottenham, Peak Fitness, 1 Klarides Village was present. He stated that they would like to put an electronic sign on the building which will be 5' x 12.5'. Mr. Looker stated that since the new sign regulations have not been adopted at this time, this application comes under the current regulations. Mr. Baldwin stated that a public hearing will need to be scheduled for this application. However, he indicated that if the new regulations are adopted then it will not be necessary.

MOTION: W. Birdsell/J. Jaffer to schedule a public hearing on this
Application for the 1/12/12 meeting at 7:15 p.m.
Motion Carried 5-0.

5. Restoration Bond Reduction, 336 Roosevelt Drive.

T. Lavranchuk recused himself from hearing this matter. Mike Horbal was present for Roosevelt Development LLC. He stated that a letter was sent to the Commission asked for the restoration bond that is in place be reduced from \$65,000 to \$6,500. The site is substantially stable or restored. He indicated that Mr. Nafis was also out at the site. Mr. Horbal stated that the original map and project was planned for Shardon Corporation and was sold to Roosevelt Development in 2005. He stated that when Roosevelt Development acquired the project they replaced the bond with a letter of credit from Naugatuck Savings Bank for \$65,000, which is on file and in effect at this time. Mr. Baldwin stated that this is still an active site and it was originally going to be a gas station and convenience store. Mr. Horbal stated that the plans changed because of Aquifer Protection laws which affect this area and they would not be able to have a gas station with convenience store. He stated that the owners have built on another site in Seymour and are not interested in attempting to sell this property.

Mr. Baldwin asked if the site was all loamed and seeded and Mr. Horbal stated that it was not. He stated that they did not excavate. Mr. Baldwin asked about a dust problem from this site. Mr. Paecht stated that there was a problem a couple of years ago, but he has not received any calls lately. Mr. Horbal stated that there has not been any activity on the site for at least two years and the site is primarily overgrown or ledge. Mr.

SEYMOUR PLANNING & ZONING COMMISSION

Regular Meeting Minutes
December 8, 2011
Norma Drummer Room, Town Hall

Nafis stated that it is overgrown and there are a few detention ponds. Mr. Baldwin stated that this was under a site plan and materials have been removed and it is now an excavation site. He felt that they were asking for a large reduction in the bond. Mr. Nafis stated that the original intent of the bond was for soil and erosion controls and there are no erosion problems at this time. He stated that right now the site is primarily overgrown and if someone else acquires it they would have to come back to the Commission. The site is pretty well established. Mr. Horbal stated that there are no erosion and no water problems spilling out on to Roosevelt Drive. Mr. Nafis stated that there is no need for erosion controls now. Mr. Lavranchuk stated that he has done most of the site work and they are asking for a big reduction but there are detention ponds and no runoff. Mr. Horbal stated that if there were any problems with water runoff it would go onto Roosevelt Drive, which is a State highway and the State will not allow that to happen. The Town would be adequately protected with the \$6,500.00. Mr. Nafis stated that he did not see any problem with the reduction.

MOTION: A.Ermer/J. Jaffer, to reduce the restoration bond to \$6,500.00 for 336 Roosevelt Drive.
Motion Carried 5-0.

6. Revision of Section 13, Signs.

Mr. Baldwin asked Mr. Horbal, a member of the Seymour Economic Development Commission, if they had any further comment. Mr. Horbal stated that they had no other concerns and were very happy that the Commission accepted a lot of the points that they recommended. Mr. Baldwin stated that he had felt that the five minute time for animated signs may be too long. Mr. Bitso was concerned about the size of the animated signs and that these type of signs may become too overpowering in an area if a lot businesses use them. Mr. Baldwin stated that they are regulated by district and would not be in residential areas. He felt that the standard should be reduced to allow businesses to utilize these types of signs. Mr. Bitso stated that five minutes is a long time but he was more concerned with the size. Mr. Looker stated that flashing, dangerous signs are still prohibited. He also stated that if the ZEO feels that it is too much he can prohibit it. Mr. Baldwin stated that the Commission also discussed the violations and right now it goes back to the existing town ordinance. He stated that he went before the Board of Selectmen and told them that P&Z was thinking of maybe having that modified. He felt that these were a good set of regulations and a lot of work went into the revisions.

MOTION: W. Birdsell/D. Bitso to amend Section 13.3 Signs and adopt the new regulation as presented effective January 1, 2012
Motion Carried 4-1 with Mr. Jaffer opposed.

SEYMOUR PLANNING & ZONING COMMISSION

Regular Meeting Minutes
December 8, 2011
Norma Drummer Room, Town Hall

7. Meeting Schedule 2012.

MOTION: W. Birdsell/D. Bitso to adopt the meeting schedule for 2012 as presented.
Motion Carried 5-0.

8. Zoning Enforcement

Mr. Paecht presented his report for October, 2011 and November, 2011. He stated that the owners of 61 New Haven Avenue have no intention to use the walk up window at this time.

9. Minutes Public Hearing and Regular Meeting 10/13/11

MOTION: D. Bitso/A. Ermer to approve the minutes of the 10/13/11 public hearing and regular meeting.
Motion carried 5-0.

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

The meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Maryanne DeTullio

Maryanne DeTullio, Recording Secretary