

## SEYMOUR PLANNING & ZONING COMMISSION

Regular Meeting Minutes  
June 9, 2011  
Norma Drummer Room, Town Hall

**Members Present:** J. Baldwin, A. Yagovane, A. Ermer, W. Birdsell, ,  
D. Bitso, Alt.

**Member Absent:** J. Jaffer, T. Lavranchuk, Alt.

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

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

**MOTION:** Birdsell/Ermer, to seat Dave Bitso as a regular member  
for this meeting.  
**Motion Carried 5-0.**

### **2. Sec. 8-24 Referral, Sale of Town Property at 19 Patton Avenue.**

Mr. Looker stated that there are a lot of problems with this particular lot. There is a catchbasin that takes all the drainage form the area and if it was kept by the Town they would have to maintain the 20' drainage easement and that would be at the only location for the driveway. The lot drops off very steeply. Mr. Looker stated that it should not be represented as a building lot. He stated that it was originally part of a subdivision and it would be extremely difficult and expensive to develop it.

Mr. Paecht stated that Parks and Recreation looked at this and saw no value to make it part of Sochrin Park. Mr. Ermer asked if the Town sells that property would there be any restrictions. Mr. Looker stated that the physical characteristics of the lot would make it hard to meet the setbacks and also could not get the proper grade for the driveway.

Lou Ianello, 21 Patton Avenue stated that his main concern is the drainage and he would be interested in purchasing part of the lot to help maintain erosion issues on his property. He indicated that the Seymour Land Trust stated that they would take part of it. Mr. Baldwin stated that if it were approved for sale it should not be represented as a building lot.

**MOTION:** Birdsell/Bitso to recommend that it could be sold but with the  
stipulation that the Town does not represent it as a building lot.  
**Motion Carried 5-0.**

### **3. Sec. 8-24 Referral, Sale of Town Property at 22 Paramount Drive.**

Mr. Looker stated that this lot could possibly be built on. There is no provision for a turnaround in this area and should leave the easement for some type of turnaround. It is at the end of a cul-de-sac and Public Works agrees that there should be a turnaround.

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**MOTION:** Bitso/Ermer to recommend approval of the sale with the notation that at the end of Paramount Drive should terminate in an adequate turnaround on Lot 22.  
**Motion Carried 5-0.**

### ***1. Site Plan, Corporate Headquarters, Haynes Corp., Derby Ave.***

Attorney Dominick Thomas, 315 Main Street, Derby stated that there are two issues that need to be resolved. One is to establish a fee for the project and the other in the type of presentation that the Commission would like to hear. Atty. Thomas stated that the site plan was approved ten years ago and the only change at this time is the location of a couple of catchbasins. He stated that he will respond to any questions the Commission may have but will not make a full presentation.

Atty. Thomas stated that there is the fee of \$260.00 but what needs to be determined is the inspection fee over the course of the site plan. It will still take some time to get the property to building level.

Mr. Baldwin stated that the members have a copy of the list of conditions from the previous approval. Mr. Looker stated that the ZEO may have to go as often as once a month and the town engineer will also need to inspect. He suggested setting a fee for the first and second years of the project and then re-evaluate after that on a yearly basis until completed.

Atty. Thomas stated that as far as the conditions of the approval the ones that relate directly to the concrete plant need to be taken out since that project has been completed. They have complied with all the conditions relating to the concrete plant. Mr. Baldwin noted that as work is being done there is more useable space for trucks. Mr. Birdsell stated that he felt that they are doing a good job. Mr. Ermer stated that this was very controversial when it was approved years ago and he asked if there was a time frame to get it done.

Tom Haynes, Haynes Group stated that it was a controversial project and they are working the site as quickly as they can. He stated that their goal has always been to build the building for the headquarters but economic conditions have delayed the project. They are trying to work as safely and as quickly.

Atty. Thomas stated that a lot of issues during the last approval and the Town now has ten years of experience to look at. They completed the concrete plant and have continued with the excavation and there have been no complaints over the ten years.

Mr. Bitso stated that there is no one here to oppose this and they have been doing a good job. Mr. Looker stated that the conditions of approval will need to be modified and updated for this new application.

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Mr. Baldwin stated that staff and town engineer have reviewed the fee structure and determined that the annual fee would be \$1,250.00 for a total of \$6,000.00 over the five years in addition to the \$260.00 fees. He stated that what is due for this year is \$1,510.00.

**MOTION:** Bitso/Birdsell to approve the five year site plan for Haynes Corporate Headquarters with the conditions of approval, from the original approval, being modified and updated to apply to this application. The fee is \$1,2,50.00 per year for a total of \$6,000.00 plus the \$260.00 fees.  
**Motion Carried 5-0.**

#### ***4. Sign Regulations***

Mr. Looker stated that he tried to incorporate everyone's comments regarding the sign regulations in the draft that he prepared. He suggested that the members look it over and any further comments be given to him prior to the next meeting so it can be revised and then the Commission can set a public hearing date.

#### ***5. Zoning Enforcement***

The members reviewed the report from the Zoning Enforcement Officer. Mr. Paecht stated that a stairway down to the river is being built on a property on Roosevelt Drive which is not allowed and he issued a cease and desist to the property owner. Mr. Nafis stated that FEMA and DEP will not allow that. Mr. Paecht stated that he had inspected the Allstate Tractor Trailer school and there was a dust issue and no water truck was there. They were also storing fill and he informed them that it was not allowed and that they needed to have the water truck there and also maintain the sidewalks in that area. Mr. Paecht stated that he received a request from the EDC Chairman asking him to report to them with all activities going on in town. Mr. Baldwin stated that the ZEO is an employee of this board and under the jurisdiction of this board and he should not send such a report to them.

#### ***5. Minutes Regular Meeting 05-12-11***

**MOTION:** Bitso/Ermer to approve the minutes of the 05/12/11 meeting.  
**Motion carried 5-0.**

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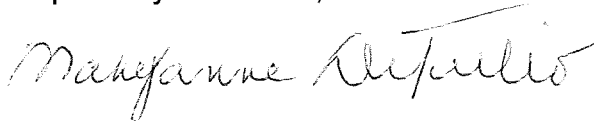
**MOTION:** Bitso/Birdsell to add to the agenda election of Board secretary.  
**Motion Carried 5-0.**

**MOTION:** Bitso/Ermer to nominate Walt Birdsall as Secretary.  
**Motion Carried 5-0.**

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

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

Respectfully submitted,



Maryanne DeTullio, Recording Secretary