

SEYMOUR PLANNING & ZONING COMMISSION

COPY RECEIVED
DATE: 5/12/11
TIME: 11:20 AM
TOWN CLERK'S OFFICE

Regular Meeting Minutes
May 12, 2011
Norma Drummer Room, Town Hall

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

Members Absent: J. Jaffer

Others Present: Bob Looker, Town Planner, B. Paecht, ZEO, Dave Nafis,
Nafis & Young, Attorney Fred Stanek, Attorney Dominic
Thomas, Building Co-Chairman, Don Smith, First Selectman
Paul Roy.

The meeting was called to order at 7:34 by Chairman, Al Yagovane

1. *Blakeman Construction, LLC. vs. Planning and Zoning Commission of the Town of Seymour: Pending Litigation. Matter was discussed in executive session.*

Attorney Stanek asked for someone to read a copy of the resolution. Mr. Birdsell read resolution. Mr. Stanek also asked for Mr. Nafis stay in for executive session.

Motion: D. Bitso/W. Birdsell

Motion carried 5-0.

Motion: W. Birdsell/A. Ermer to go into executive session at 7:37.

Motion carried 5-0.

Motion: D. Bitso/W. Birdsell to come out of executive session at 8:17.

Motion carried 5-0.

2. *Election of Officers, Chairman, Vice Chairman, Secretary.*

Bob Looker handed out a letter from Town Council Colleen Fries, concerning the P & Z holding an organizational meeting tonight. (See attached.)

Motion: A. Ermer/D. Bitso to nominate J. Baldwin Chairman.

Yes-3-D. Bitso/A. Ermer/J. Baldwin

No-2-Al Yagovane/W. Birdsell

Motion carried 3-2.

Motion: D. Bitso/A. Ermer to nominate Al Yagovane Vice Chairman.

A. Yagovane declines.

Motion: J. Baldwin/D. Bitso to nominate A. Ermer Vice Chairman.
Motion carried 5-0.

Motion: J. Baldwin/A. Ermer to table secretary to next monthly meeting.
Motion carried 5-0.

Motion: D. Bitso/A. Yagovane Election effective until 1/12/12, and at that time another election will be held for a 2 year term.
Motion carried 5-0.

At this point, J. Baldwin takes over as Chairman, and thanks A.Yagovane for his service as Chairman to this commission.

3. *Final Approval, Rolling Hills Acres, Section One Phase Three, Endorsement of Record Subdivision Plan.*

Donald Smith, Jr., professional engineer showed map of balance of Section One Phase Three. Rolling Hills Dr. has been constructed, and accepted by the town. Forest Hollow Rd. has been constructed but, not accepted by the town yet. Red Oak Lane has been constructed and accepted by the town, and a portion of Hidden Meadow Rd. has been constructed, but not yet accepted. The gray area on the map needs to have final approval, they have posted \$553,000 performance bond to insure completion of the roadway and a \$36,550 soil erosion control bond for this phase. Also paid to the town \$15,125 for roadway inspection fees for this phase and \$4,100 to WPCA for sewer inspection fees. Bob Looker said gray area has conditional approval only, to get final approval they have to post the performance bond, which has been done.

Motion: W. Birdsell/A. Yagovane to endorse Rollings Hills Acres Section One Phase Three Record Subdivision Plan.
Motion carried 5-0.

Motion: D. Bitso/A. Ermer: to have W. Birdsell sign the map.
Motion carried 5-0.

4. *Mangione Associates, LLC, Use of Property at 88-100 Main Street*

Mike Mangione presents site plan for parking and to show what is inside the building (which is above Tottenham Dance Studio). Space is unoccupied at this time, Mr. Mangione would like to make a new apartment to accommodate a tenant displaced in a fire.

Motion:A.Yagovane/W. Birdsell for a conditional approval upon completion of Site Plan, Mixed Use, 88-100 Main Street application and Mr. Looker's sign off.
Motion carried 5-0.

5. *Site Plan, Corporate Headquarters, Haynes Corp. Derby, Ave.*

Attorney Dominic Thomas represented applicant Tom Haynes filing new site plan for headquarters, old one will expire in June. This would be a second extension. Attorney Thomas explained their engineer could not be there, will be at the June meeting. Mr. Haynes said there is an active wetlands application in progress for the site, and plans from engineering submitted to board. Attorney Thomas is also questioning fees. Mr. Baldwin said that is something he will get from Mr. Nafis. Mr. Baldwin also said he has concerns for site conforming with all zoning regulations as they exist, which means banners they have up on their wall, would have to come down.

Motion: W. Birdsell/D. Bitso to accept application.

Motion carried 5-0.

6. *Sign Regulations.*

Mr. Looker gave copies of drafts that were reflected from the Special Meeting of 3/7/11. He took comments that were made by board members at the Meeting, and some issues that he obtained about signs, and he will give a final draft next week. Mr. Baldwin asked the members to compare these to existing section 13.0 of Sign Regulations. Mr. Yagovane asked about sign conformity, saying we have signs in the town with the same wording, but different sizes. First Selectman Roy stated he has someone applying for the adopt-a-spot near the Historical Society, and did tell them that the sign has to be very close to the other adopt-a-spot signs in the town. Mr. Baldwin stated that there are some signs under a municipality that are exempt from regulations. He also wanted to know about how the commission is able to enforce Zoning Enforcement fines, he stated that they will need to talk to Town Council.

Public Comment.

Mr. Musante Old Ansonia Rd. – Mr. Musante stated that there are not enough signs for the landfill. First Selectman Roy stated they are working on getting more signs directing people there.

Mr. Paecht asked the commission to let Mr. Roy ask a question before his Monthly Zoning Officer Report.

First Selectman Roy asked if the commission could put together some regulations for wind turbines in the town. He stated that there have been two areas that have been designated for possible sites and he would like some regulations in place before questions are brought up about them. Mr. Baldwin asked Mr. Looker to check into that with VCOG.

7. Zoning Enforcement.

The Commissioners reviewed the report from the ZEO. Mr. Paecht stated that there have been a lot of calls about the tractor trailer school on Pearl St., people are complaining about the dust being blown around and fencing that is needed.

Mr. Baldwin stated the P&Z Commission received a letter from Nafis and Young concerning Rooster Enterprises inspection. They offered their solutions, and the Town Engineer will be giving updates to the Commission.

8. Minutes

Motion: Bitso/Birdsell to approve the minutes of the 4/14/11 regular meeting.

Motion carried 5-0.

Motion: Mr. Birdsell/Mr. Bitso to adjourn the meeting at 10:09 p.m.

Motion carried 5-0.

Respectfully submitted,



Cindy Bernardini