

SEYMOUR PLANNING & ZONING COMMISSION

Regular Meeting Minutes
December 9, 2010
Norma Drummer Room, Town Hall

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

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

The meeting was called to order at 7:305 p.m. by Chairman, Al Yagovane

Chm. Yagovane stated that Mr. Bitso is an alternate and will not be voting this evening as there is a quorum of regular members.

1. Request for Alternate Guide Rails and Acceptance of Barn Hill Lane

There was no one present regarding this matter.

MOTION: Ermer/Birdsell, to table to the next meeting.
Motion Carried 4-0-1, with Mr. Baldwin abstaining.

2. Request to Accept Extension of William Lane

Atty. Fran Teodosio was present representing A. Catone. He stated that they are asking for acceptance of road and the Commission had asked for several items to be addressed. He stated that the Commission wanted the utility box moved from the sidewalk area. His client contacted CL&P and has been out in the field with them and also the contractor. He has paid for the necessary work but CL&P will not participate in the work until sometime in January. He asked that the item remain on the agenda for the January meeting and hopefully the work will be done by then and inspected by the town engineer.

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

3. Site Plan, Restaurant, 318 Roosevelt Drive

Michael Horbal was present for the applicant. He stated that 318 Roosevelt Drive, LLC is proposing a restaurant at 318 Roosevelt Drive. He presented the site plan and architectural drawings. There is an existing old colonial house on the site that will make up the center portion of the proposed restaurant. They are proposing additions to the building and he showed the proposed layout. The restaurant will seat 113 people and there will also be 21 seats in the lounge area.

He stated that this will be an improvement to the area and an increase in the tax base and also provide a different type of restaurant for the area.

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He stated that there is only 2" in from the highway line. When the State Highway Department built Route 34 they took property from the site and moved the line to that point. The north side is bounded by a brook which flows underneath Route 34 and into the Housatonic River. There are some wetlands on the property and they have received approval from Inland Wetlands. He also pointed out the new parking lot for 27 cars and stated that they have moved the location of the existing driveway south in order to get better distances. All the plans have been sent to the DOAT for approval. They would like to have the road on the opposite side widened to accommodate southbound traffic that may want to turn into the restaurant. The revised plans are based on comments from DOT which is under review by them. He stated that they expect to receive their approval shortly. Mr. Horbal stated that they will obtain slope right easements and storm drainage easements from the adjacent property owner once they are assured of approval from this Commission. He stated that there is not much change in the grading except for the parking lot and making the slope from the front to the back into a storm water quality basin. The plans are also with Valley Health Department for their approval.

He stated that because of the location of the existing house in order to build the additions where proposed they needed to get variances from ZBA which were approved. This meets all the requirements of the zoning regulations.

Mr. Baldwin asked about the lighting and was concerned with in interfering with adjoining properties and onto the road. Mr. Horbal stated that all lighting will be shielded and there should be any problems.

Mr. Looker asked when the easements will be filed and Mr. Horbal stated that once they have obtained all approvals then they will get the easements. Mr. Looker stated that the Commission could approve the application with the condition that no permits could be issued until all approvals are obtained.

Mr. Baldwin stated that he would like to do a site walk because of his lighting concerns and to see the site.

Mr. Birdsell moved to approve the application with the condition that DOT and Valley Health Department approval be obtained and that no work could begin until that is done. There was no second to the motion.

MOTION: Baldwin/Birdsell to schedule a special meeting for Monday,
December 20, 2010 at 3:15 p.m. at 318 Roosevelt Drive.
Motion Carried 5-0.

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4. Budget, FY 2011-2012.

The Commission reviewed the proposed budget for 2011-2012. Mr. Looker suggested reducing the printing and binding line item to \$200.00 and adding that amount to the general supplies line item.

MOTION: Baldwin/Birdsell to submit the budget based on Mr. Looker's recommendation.
Motion Carried 5-0.

5. Zoning Enforcement

The Commission reviewed Mr. Paecht's report. He stated that he has been doing a lot with sign enforcement. Mr. Baldwin stated that he felt that the Commission should look at adding more weight to the ordinance so that the ZEO would have the ability to impose fines on signs that do not meet the regulation.

Mr. Baldwin stated that they are processing materials at the old Kerite property on Route 67. Mr. Paecht stated that they were told that the materials could be stored there and the materials are coming from the Chatfield School project. Mr. Baldwin stated that the Commission should be made aware of what is going on. Mr. Paecht suggested having Don Smith, Chairman of the Building Committee at the next meeting to address this matter.

6. Meeting Dates 2011

MOTION: Birdsell/Ermer to approve the meeting dates for 2011, meetings will be held on the second Thursday of each month.
Motion carried 5-0.

7. Minutes Regular Meeting October 14, 2010.

MOTION: Birdsell/Jaffer to approve the minutes of the 10/14/10 meeting.
Motion carried 5-0.

MOTION: Baldwin/Jaffer to add to the agenda – Discussion of zoning regulations regarding signs.
Motion carried 5-0.

Mr. Baldwin stated that he would like to have the Commission review the sign regulations and the ordinance and have some language added that would allow the ZEP to issue citations with monetary implications for sign violations.

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MOTION: Baldwin/Birdsell to add review of sign ordinance to the January agenda.
Motion carried 5-0.

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

The meeting was adjourned at 8:40 p.m.

Respectfully submitted,

Maryanne DeTullio, Recording Secretary