

## SEYMOUR PLANNING & ZONING COMMISSION

Regular Meeting Minutes  
July 8, 2010  
Norma Drummer Room, Town Hall

**Members Present:** Walt Birdsell, Al Yagovane, J. Jaffer

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

The meeting was called to order at 7:30 p.m. by Acting Chairman Walt Birdsell.

**MOTION:** Yagovane/Jaffer to seat W. Birdsell as acting chairman.  
**Motion Carried 3-0.**

### ***1. Special Permit, Ten Town House Units, Old Drive and George St.***

Mr. Looker recommended that the Commission table action on this application as there are only three members present and Mr. Jaffer is a new member who should not vote on this matter.

**MOTION:** Yagovane/Jaffer, to table to the next meeting.  
**Motion Carried 3-0.**

### ***3. Site Plan, Retail Building, 172 North Street.***

Atty. Joseph Cubik was present for the applicant. He stated that they are proposing a 10,826 s.f. commercial building with up to eight units. The property is located in a C-2 Zone. He stated that there are no wetlands on the site. They have an application pending before WPCA. They will also need to obtain DOT approval for the curb cut but need approval from this Commission before getting that approval. He stated that the only issue may with the sight lines looking southerly from North Street.

Patrick Rose, engineer stated that the parcel is 1.36 acres and had a house on it. It is located at the corner of New Haven Road and North Street. The access will be from New Haven Road. The building will be located toward the south on the property. There will be a one-way circular drive around the building and there is room to have a drive-thru is one of the tenant wanted that. There is also space for a loading dock in the rear. It meets all the zoning regulations. There will be parking for 64 cars which is more than required. He stated that the site slopes from north to south and they will be bringing in fill, approximately 20,000 cubic yards to level off the site. There will be a retaining wall on the southern and western sides of the site.

Manny Silva, Rose & Tezzo Co. stated that there is a tree on the corner which reduces the sight line to about 210'. The tree will be removed and the sight line goes up to 260'. They will be clearing out the brush and will also improve the sight line going over the bridge. The drainage will be 7 catchbasins and pipes into underground detention. The drainage calculations have been given to the town engineer for his review. They will be reducing the runoff from the site. He stated that they have a soil and erosion

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Control plan with anti-tracking pad and silt fence. He also presented the landscaping plan.

Mr. Looker stated that the town engineer has some issue with the sight line and there are some minor items that need to be added to the plans. He would like an opportunity to review the plans and drainage calculations. Mr. Looker stated that the zoning regulations require a minimum of 220' sight line. Atty. Cubik stated that it will not be an issue to remove the tree.

**MOTION:** Yagovane/Jaffer, to table to the next meeting.  
**Motion Carried 3-0.**

### ***3. Site Plan, estaurant, 318 Roosevelt Drive.***

Mike Horbal was present for the application and asked that this matter be tabled to the next meeting because they need to obtain approvals from other boards.

**MOTION:** Yagovan/Jaffer to table to the next meeting.  
**Motion Carried 3-0**

### ***4. Acceptance of Red Oak Lane***

Don Smith, representing Baker-Firestone stated that Red Oak Lane is a secondary street in the Rolling Hills subdivision. He stated that the as-builts have been submitted to the town engineer. He stated that they are asking that the performance bond be reduced to \$117,500., which is a \$47,500. Reduction. They are also asking that the Commission recommend to the Board of Selectman the acceptance of 955 feet of Red Oak Lane subject to the posting of a maintenance bond in the amount of \$34,000. The members felt that the town engineer should have an opportunity to review the as-builts.

**MOTION:** Yagovan/Jaffer to table to the next meeting.  
**Motion carried 3-0.**

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

Mr. Paecht presented his report which was reviewed by the Commission.

**SEYMOUR PLANNING & ZONING COMMISSION**

Regular Meeting Minutes  
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**6. Minutes**

**MOTION:** Yagovane/Jaffer to approve the minutes of the 6/10/10 public hearing.

**Motion Carried 3-0.**

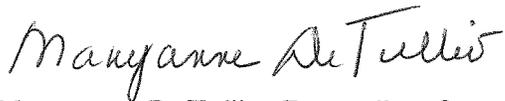
**MOTION:** Yagovane/Jaffer to approve the minutes of the 6/10/10 regular meeting

**Motion Carried 3-0.**

**MOTION:** Yagovane/Jaffer to adjourn the meeting at 8:00 p.m.

**Motion carried 3-0.**

Respectfully submitted,



Maryanne DeTullio, Recording Secretary