

## SEYMOUR PLANNING & ZONING COMMISSION

Public Hearing Minutes  
December 10, 2009  
Norma Drummer Room, Town Hall

**Members Present:** Dan DellaVolpe, Bill Paecht, Walt Birdsell, Al Yagovane

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

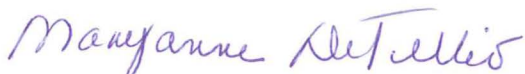
***Application for a special permit for signage associated with the CVS Pharmacy,  
215-223 West Street.***

Gary McCoy, Poyant Signs was present and stated that they are looking for approval of several signs. He presented plans showing the proposed signs on the building and at the entrance. They are seeking approval of a message board on the pylon sign. He stated that they are looking for approval of two signs that flank the entrance which are a standard layout for this type of building. There are other signs proposed on the building identifying that there is a drive thru and also photo. There are directional signs also proposed. The pylon signs are standard 20' in height. The message board would not be flashing or animated and would be used to advertise specials at the pharmacy. It would only be words and would change every five minutes. The message board is managed from within the store through a computer. Mr. DellaVolpe asked the proximity to the road of the pylon and Mr. McCoy stated that it is approximately 30'.

Mr. Looker stated that for a long time there was no restrictions on signage and now the Commission should make sure that it is done in good taste and also that people are not distracted by the signs. Mr. Paecht stated that he would be concerned about drivers being distracted by the message board in this area. Mr. DellaVolpe asked if the Commission could regulate the amount of time between message changes and Mr. Looker stated that they could. Mr. McCoy stated that they feel that the signs would not pose any hazards.

There was no public comment on the application and the public hearing was closed at 7:35 p.m.

Respectfully submitted,



Maryanne DeTullio, Recording Secretary

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**Members Present:** Dan DellaVolpe, Bill Paecht, Walt Birdsell, Al Yagovane

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

The meeting was called to order at 7:40 p.m. by Vice Chairman Dan DellaVolpe.

**MOTION:** Paecht/Yagovane – to add to the agenda election of Chairman and Secretary.  
**Motion Carried 4-0.**

**MOTION:** Paecht/Birdsell, to elect Dan DellaVolpe as Chairman.  
**Motion Carried 4-0.**

**MOTION:** Birdsell/Yagovane, to elect Bill Paecht Secretary.  
**Motion Carried 3-0-1** with Mr. Paecht abstaining.

### **1. Zone Text Change, CBD-1 District.**

**MOTION:** Paecht/Yagovane – Resolved that the Seymour Planning & Zoning Commission hereby approves the following amendments To the zoning regulations of the Town of Seymour.

#### Section 6.0 Table of Dimensional Requirements

1. The present 10 ft. front yard requirement in the CBD-1 District to be changed to NR – No Requirement.
2. The present 50% lot coverage requirement in the CBD-1 District to be changed to NR - No Requirement.
3. The maximum building height in the CBD-1 District to be increased from 50 ft. to 65 ft.

#### Section 14.7 CBD-1 Exemption

The following sentence to be added:

“The Planning and Zoning Commission may reduce the parking requirements for apartments for the elderly either owned or managed by the Seymour Housing Authority to one space per apartment unit.”

The approved amendments are to become effective January 1, 2010. A copy of Sections 6.0 and 14.7 as revised is on file with the Town Clerk.

**Motion Carried 4-0.**

## **SEYMOUR PLANNING & ZONING COMMISSION**

Regular Meeting Minutes  
December 10, 2009  
Norma Drummer Room, Town Hall

### ***2. Special Permit, Signs, CVS Pharmacy, 253 West Street***

**MOTION:** Paecht/Birdsell – to approve the special permit for signs for CVS Pharmacy as presented with no animation of message board allowed and minimal 10 minutes between message changes.

**Motion Carried 4-0.**

### ***3. Bond Reduction, Rolling Hills Estates Subdivision***

Mr. Nafis stated that they are seeking a reduction in the maintenance bond and soil and erosion control. He stated that he reviewed the requests and recommended that the bonds be reduced. Mr. Paecht asked if there were any Inland Wetlands concerns and Jeff Mikey stated that they should not be any issues as there have been ongoing inspections.

**MOTION:** Birdsell/Paecht, to approve the bond reductions for Rolling Hills Estates Subdivision

**Motion Carried 4-0.**

### ***4. Site Plan, Mixed Use, 35 Cogswheel Lane***

Donald Priest stated that he is asking to have the application accepted. He stated that because of the location of the property the Town of Woodbridge has to be notified of the application so the Commission will need to wait for any comments from them. The proposed plan is for two mixed use buildings with commercial use on the first floor and three one bedroom apartments on the second floor. The entrance will be from Cogswheel Lane and the plans meet all the requirements for parking. There will be filling and creating of wetlands which has been approved by Inland Wetlands. The drainage plan has been reviewed and approved. The property is located in the C-2 zone and this is a permitted use. Chm. DellaVolpe stated that the application will be tabled to the January meeting.

### ***5. Site Plan, Private School, 153 North Street***

**MOTION:** Paecht/Yagovane to move this item to the end of the agenda.

**Motion Carried 4-0.**

## SEYMOUR PLANNING & ZONING COMMISSION

Regular Meeting Minutes  
December 10, 2009  
Norma Drummer Room, Town Hall

### **6. Meeting Dates – 2010.**

**MOTION:** Paecht/Birdsell to approve the meeting schedule for 2010 as the second Tuesday of each month at 7:30 p.m. with no meeting scheduled for November.

**Motion Carried 4-0.**

### **7. Zoning Enforcement – No report.**

### **8. Other Business – None**

### **9. Minutes**

**MOTION:** Birdsell/Paecht to approve the minutes of the 11/12/09 Public Hearing

**Motion Carried 4-0.**

**MOTION:** Birdsell/Paecht to approve the minutes of the 11/12/09 regular meeting.

**Motion Carried 4-0.**

### **6. Site Plan, Private School, 153 North Street**

Mike Horbal stated that he is representing Diamond Alexa Enterprises which operates the Oxford Academy of Hair Design and are ~~not~~ interested in purchasing the former Carousal Gardens restaurant for use as a beauty training school. A portion would also be used as a beauty salon.

He stated that in 1988 P&Z approved the restaurant and in 1993 an extension of time was granted to complete the site plan. He stated that plan required a number of variances which were granted in 1995. Since that time only a portion of the plan was completed. The parking lot was never paved and not done to the full extent of the plans. He stated that the property has been resurveyed and some grading done. They would move the parking approximately 13 feet further away from the residences and reduce the number of spaces to 56. He stated that a condition of the previous approval was a storm drainage system with galley system and that design has not been finalized at this time. He stated that they would like to have an approval under the same conditions that were previously on the approval with no extra restrictions. He stated that they would be looking for an approval subject to review by the town engineer and town planner. Mr. Looker stated that there should be more screening were the site abuts the residential zone and lighting should be shown on the plans. Mr. Horbal stated that the concerns about screening were part of the 1995 approval and in addition to additional screening they have also proposed to move the parking further

## SEYMOUR PLANNING & ZONING COMMISSION

Regular Meeting Minutes  
December 10, 2009  
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away from the residences and the grade will not be as steep. The lighting would meet the standards in the regulations. Mr. Nafis stated that the proposed drainage would meet a 10 year storm and he would like to review it since the regulations require it to meet a 25 year storm. The members were in agreement on the conceptual plans and felt they were favorable, but further review is required.

**MOTION:** Birdsell/Paecht to adjourn the meeting at 8:35 p.m.  
**Motion carried 4-0.**

Respectfully submitted,



Maryanne DeTullio, Recording Secretary