

**Seymour Planning and Zoning Commission
Public Hearing**

Minutes

**Thursday – October 8, 2009 @ 7:15pm
Norma Drummer Room – Town Hall**

Members Present: Dan DellaVolpe, Bill Paecht, Walt Birdsell, Al Yagovane joined the meeting in progress.

Members Absent: Cliff Strumello.

Others Present: Bob Looker Town Planner, Dave Nafis Town Engineer, First Selectman Robert J. Koskelowski, George Temple Town Counsel, Don Smith, and others.

The Public Hearing was called to order by Vice Chairman Dan DellaVolpe at 7:15pm.

MOTION: to appoint Dan DellaVolpe as temporary Chairman.

Bill Paecht/Walt Birdsell

Vote: Yes-2 (Paecht, Birdsell) No-0 Abstain-1 (DellaVolpe)

Absent-2 (Strumello, Yagovane)

Motion Carries

Proposed changes to Sections 6.0 and 14.7 of the Seymour Zoning Regulations.

Mr. Joe Migani was present at the meeting to explain the requested changes for the Phase II of the project started on 16 Bank Street. Phase II, like Phase I, would create more commercial and business space as well as residential units in the downtown area. Mr. Migani is in a co-partnership with the Seymour Housing Authority and is focusing on senior housing due to the dramatic need for it in the Seymour. Three months ago the Housing Authority voted to support the Phase II of the project. Mr. Migani said they are proposing changing the zoning to add a building over the existing parking lot for Phase I. The parking lot was recently paved to insure the safety of the seniors currently occupying the building because the Phase II project will take about 10 years to be completed. If it receives funding it will probably break ground in 5-6 years. The Federal and State government is willing to subsidize the project to provide affordable housing. The rents that will be commented are not enough to cover the cost of the building. The Phase II was introduced to the commission back in February 2006 and at the time valid concerns were expressed about parking and have been addressed. They are now in the beginning period of planning for Phase II which will include 38 structured parking spaces, 1 level below ground, 1 on grade and 1 above, with an automobile lift and an additional 26 units for housing on floors 3, 4, 5 and 6. They are asking for exception with the height to get enough units and to have a one-on-one ratio of parking per unit. The Housing Authority assured Mr. Migani that on average only 50% of tenants have cars and this turned out to be true for phase one. Mr. Migani believes the project has potential for success and will

generate tax dollars for the Town. The Housing Authority has no plans to build additional stock.

Commissioner Bill Paecht asked what the occupancy rate of the current building is.

Mr. Migani said 10 out of 12 of the units are occupied and the other two are pending approval due to the income-qualify requirements. The Housing Authority processing phase to pre-qualifying a tenant is about two months and is a slow process subject to audits by the State.

Commissioner Bill Paecht also asked if they have anything in writing from the Housing Authority.

Mr. Migani said they were formally recorded in the minutes at their meeting but he does not have the minutes with him. He will submit the minutes with the application.

Commissioner Bill Paecht asked what the height would be compared to all the other buildings downtown.

Mr. Migani said the new building would be about 10 feet higher than the Knights of Columbus building, but not higher than the bridge and not higher than the billboard. Included in the Phase II would be a community center, a kitchen, an office, an exercise room and a courtyard that would connect Phase I to Phase II.

Commissioner Walt Birdsell asked what if the tenants have more than one car.

Mr. Migani said it might happen but it's unlikely. People at this phase of their life are downsizing. They don't work. Usually the husband drives the wife around.

Temporary Chairman Dan DellaVolpe reads a letter send from the EDC into record:

RE: Proposed Zone Text Amendments, CBD-1 District

Dear Members,

At the EDC meeting held on Wednesday September 9, 2009 the Commission approved a motion to send a letter to the P&Z public hearing on Thursday September 10, 2009 to be read into record.

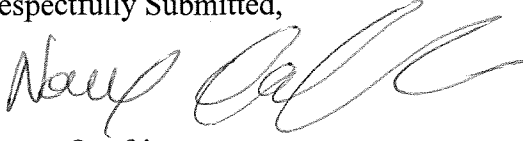
EDC recognized that parking is very limited and at a premium in the downtown area. During your decision process please take into consideration their concerns and the effect they will have on the existing businesses, residents and shoppers alike.

Sincerely,

*Nancy Onofrio
Seymour Economic Development Department*

There was no public comment on the application and Vice Chairman Dan DellaVolpe closed the public hearing at 7:27pm.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Nancy Onofrio", with a stylized, flowing script.

Nancy Onofrio
Recording Secretary