

COPY RECEIVED
DATE: 10/1/09
TIME: 8:45 AM
TOWN CLERK'S OFFICE

SEYMOUR PLANNING AND ZONING COMMISSION

AGENDA

REGULAR MEETING

7:30PM OCTOBER 8, 2009 NORMA DRUMMER ROOM

1. Site Plan Amendment, Wellfield, 151 Roosevelt Drive
2. Proposed Zone Text Amendments, CBD-1 District
3. Site Plan Amendment, Lighting, Automatic Car Wash, 253 West St
4. Seymour Inland Wetlands Commission, William Lane Estates, Request to Call Letter of Credit
5. Zoning Enforcement
6. Any Other Business
7. Minutes, Public Hearing & Regular Meeting, Sept 10, 2009

SEYMOUR PLANNING AND ZONING COMMISSION

Clifford Strumello, Jr., Chairman

VALLEY GAZETTE LEGAL NOTICES
ATTEN VANESSA
FAX 926 2092
September 16, 2009

PLEASE PUBLISH THE FOLLOWING LEGAL NOTICE TWO TIMES. PUBLISH
ON SEPTEMBER 23 AND ON SEPTEMBER 30, 2009.

SEYMOUR PLANNING AND ZONING COMMISSION
PUBLIC HEARING NOTICE

The Seymour Planning and Zoning Commission will hold a public hearing on October 8, 2009 starting at 7:15 PM in the Norma Drummer Room, Seymour Town Hall. This hearing will be on proposed changes to Sections 6.0 and 14.7, Seymour Zoning Regulations. The proposed changes to Section 6.0 pertain to the CBD-1 district. These changes would eliminate the current 10 ft front setback requirement, eliminate the current 50% lot coverage requirement and increase the permitted building height from the current 50 ft to 65 ft. The proposed change to Section 14.7 would permit a reduction in required parking for elderly housing in the CBD-1 district either owned or managed by the Seymour Housing Authority to one space per unit.

A copy of the proposed amendments is on file with the Town Clerk.

SEYMOUR PLANNING AND ZONING COMMISSION
Clifford Strumello, Jr., Chairman

P.O. # 63319

Rafael Lopez
Town Planner
881 5008

SECTION 6.0: TABLE OF DIMENSIONAL REQUIREMENTS

	R-65	R-40	R-18	RC-3
Minimum Lot Area, sq. ft.	65,000	40,000	18,000	40,000
Minimum Lot Frontage, ft	175	150	120	150
Minimum Lot Width, ft	175	150	120	150
Minimum Lot Square, ft	150	150	120	150
Minimum Front Yard, ft	70	50	25	50
Minimum Side Yard, ft	35	25	15	25
Minimum Rear Yard, ft	40	30	30	30
Maximum Lot Coverage, %	15	15	15	25
Maximum Bldg. Height, ft	35	35	35	40
Principal Bldgs./ Lot	1	1	1	1/NR

	CBD-1	C-2	LI-1	GI-2
Minimum Lot Area, sq. ft.	10,000	40,000	85,000	85,000
Minimum Lot Frontage, ft	60	150	150	150
Minimum Lot Width, ft.	60	150	150	150
Minimum Lot Square, ft.	NR	NR	NR	NR
Minimum Front Yard, ft	<u>NR</u>	50	75	75
Minimum Side Yard, ft.	5	25	25	25
Minimum Rear Yard, ft	5	30	75	75
Maximum Lot Coverage, %	<u>NR</u>	25	35	35
Maximum Bldg. Height, ft.	<u>65</u>	40	45	50
Principal Bldgs/ Lot	NR	NR	NR	NR

*Proposed
Changes
are
underlined*

NOTES:

1. 1/NR denotes one principal residential building per lot, but no restrictions if lot used for commercial purposes only. NR denotes no restrictions.
2. Planned Development District- Refer to Sec 18 for development standards.
3. MF Multi Family District- Refer to Sec 10.1 for development standards.
4. Office Development District- Refer to Sec 17 for development standards.
5. R-18 District- A two family dwelling shall have a minimum lot area of 40,000 sq. ft. Restrictions contained in Sec 7.2 and 7.3 shall apply. Requirements for three and four family dwellings are given in Sec 10.3.
6. Minimum lot area- Refer to Sec 7.2 and 7.3 for exclusions to area calculations.
7. Interior lots- Refer to Sec 7.10 for requirements for interior lots.
8. Building Height- Maximum building height does not apply to chimneys, church steeples, silos, towers, antennas and similar structures and projections which may be erected to the height required to accomplish their intended purpose without endangering adjacent property or the safety of the public in general.

14.7 CBD-1 Exemption

The replacement of an existing use in an existing building in the CBD-1 Zoning District with another use having the same or a lesser parking requirement is exempt from providing new parking. Existing or new buildings within 300 ft of a municipal lot may include available space in such lots in meeting parking requirements with the approval of the Planning and Zoning Commission. The Planning and Zoning Commission may reduce the parking requirements for apartments for the elderly either owned or managed by the Seymour Housing Authority in the CBD-1 District to one space per apartment unit.

Underlined to be added.