

RECEIVED
DATE: 7/20/09
TIME: 11:35 AM
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Seymour Planning & Zoning Commission

Regular Meeting Minutes

July 9, 2009

Norma Drummer Room, Town Hall

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

Others Present: Bob Looker, Town Planner, Art Baldwin, ZEO

The meeting was called to order at 7:30 p.m. by Chairman Cliff Strumello.

1. ALL COMM Driving School, Pearl Street.

Chm. Strumello stated that the Commission received information last month on this from Atty. Tim Lee. Atty. Lee stated that the appeals were denied and the matter was referred back to the Commission. The appeal was sustained but it did not state that the Commission take any specific action. He stated that he cited case law in this opinion. The Commission can now take whatever action they deem appropriate. They can reconsider the application and information in the record that was presented at the public hearings when originally heard.

MOTION: Paecht/Birdsell to deny special permit for a professional truck driving school at 249 Pearl Street.

1. The Planning and Zoning Commission heard extensive evidence Concerning this application during a series of public hearings held on November 9, 2006, December 14, 2006, January 11, 2007 and January 31, 2007.

2. The application was denied by the Planning and Zoning Commission at a special meeting held on March 22, 2007.

3. There have been no substantial changes in either the subject property or the surrounding neighborhood that would cause the Commission to modify its actions on this application.

4. This application is hereby denied for the same reasons explained in the motion to deny approved on March 22, 2007, a copy of which is attached and made a part of this motion.

In Favor: Strumello, Birdsell, Paecht, DellaVolpe, Yagovane

Motion Carried 5-0.

2. Proposed Zone Changes, Seymour Economic Development Commission

Chm. Strumello suggested tabling any action and have Mr. Looker look at the properties in question and eliminate those one New Haven Road that were at issue with the property owners who spoke at the public hearing.

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MOTION: Paecht/DellaVolpe to table this matter and refer to Mr. Looker for revisions.

In Favor: Strumello, Birdsell, Paecht, DellaVolpe, Yagovane

Motion Carried 5-0.

3. Zoning Enforcement

The Commission reviewed Mr. Baldwin's report.

Mr. Looker stated that there is a building at West and New Streets with a bar on the first floor and two apartments above. There are constant complaints from the noise at the bar. The owner wants to renovate the first floor into another apartment and close the bar. The property is zoned R-18 and this would change one non-conforming use into another non-conforming use. Mr. Looker stated that this Commission can permit the change. Chm. Strumello stated that it probably was an all residential use prior to it being changed to a bar. Mr. Looker stated that this would solve a lot of problems in that area. Chm. Strumello stated that it should be on the agenda for next month's meeting and Mr. Looker draft a resolution.

Mr. Paecht asked Mr. Baldwin to look into the warehouse where people are supposedly living which is not allowed. He was also asked to check on the carport being build on South Main Street and whether a permit was taken out for the work.

4. Minutes Public Hearing and Regular Meeting - 06/11/09

MOTION: Birdsell/DellaVolpe to approve the minutes of the 06/11/09 public hearing.

In Favor: Strumello, Birdsell, Paecht, DellaVolpe, Yagovane

Motion Carried 5-0

MOTION: Birdsell/DellaVolpe to approve the minutes of the 06/11/09 regular meeting.

In Favor: Strumello, Birdsell, Paecht, DellaVolpe, Yagovane

Motion Carried 5-0

MOTION: Paecht/DellaVolpe to adjourn the meeting.

In Favor: Strumello, Paecht, Birdsell, DellaVolpe, Yagovane

Motion Carried 5-0.

The meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Maryanne DeTullio
Maryanne DeTullio, Rec. Secretary