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DATE: 5/21/09
TIME: 8:30 AM
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Seymour Planning & Zoning Commission

Regular Meeting Minutes

May 14, 2009

Norma Drummer Room, Town Hall

Members Present: Cliff Strumello, Walt Bridsell, Bill Paecht, Dan DellaVolpe

Members Absent: Al Yagovane

Others Present: ART BALDWIN Z.E.O.
Bob Looker, Town Planner

The meeting was called to order at 7:35 p.m. by Chairman Cliff Strumello.

1. Discussion of Proposed Zone Map Changes with Seymour Economic Development Commission.

Mike Horbal, representing Seymour Economic Development Commission submitted portions of the regulations that deal with their proposal. He stated that they had sent out a questionnaire to the residents asking for ideas on what they would like to see done in the town. They reviewed the results and formulated some ideas based on the responses. He stated that they reviewed the zoning maps and met with Bob Looker.

Mr. Horbal reviewed areas in town where they would propose zone changes. They looked at manufacturing sites that have been abandoned and whether the sites were better suited for commercial development and whether a zone change was warranted. They felt that there was more potential for commercial developers to come in and re-build or remodel those sites instead of having them zoned industrial. He also pointed out that if the zone was changed it would not prohibit someone from reactivating an industrial business. They felt that this would be an improvement and a way for Planning and Zoning to steer future growth. They felt that if properties were already zoned commercial a developer would be more likely to have an interest in a property instead of having to pursue a zone change on their own.

Mr. Horbal stated that they looked at a few pieces of property on Route 67 and North Street that they felt would be logical choices for a zone change. They looked at properties on New Haven Road that would also be favorable for a zone change.

Mr. Horbal pointed out properties along Route 34 that have a recreational/commercial designation and noted that no recreational uses have been ever been proposed. They would propose to change it to just commercial. There were also some residential areas where they would propose different zones.

Seymour Planning & Zoning Commission

Regular Meeting Minutes

May 14, 2009

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Mr. Horbal stated that there were certain areas where Mr. Looker recommended changes.

Mr. Strumello stated that a public hearing will need to be held on this matter.

Rosalie Averil, Seymour Economic Development Commission stated that these changes will bring a lot of commercial area to the town.

Marietta Sabetta, Seymour Economic Development Commission stated that the Commission looked at these changes as a result of the questionnaire and future development for the town. This will also bring some uniformity to what is there now.

Mr. Strumello stated that he will speak with Bob Looker on how to proceed with this.

2. Special Permit, Car Wash, 253 West Street (public hearing required)

MOTION: DellaVolpe/Paecht to schedule a public hearing for June 11, 2009 at 7:00 p.m.
In Favor: Strumello, Bridsell, Paecht, DellaVolpe
Motion Carried 4-0.

3. ALL COMM Driving School, Pearl Street.

Atty. Tim Lee stated that the court sustained the appeal that was filed in this matter. Both the Appellate and Supreme Courts refused to hear the matter and it is back to the Commission to take action. Atty. Lee asked that the matter be tabled to the next meeting so that he may be able to provide a written opinion of the level of review needed by the Commission and how to proceed.

Atty. Dominick Thomas suggested that a staff session be held with Mr. Looker and several Commission members to address some of the issues. Mr. Strumello stated that the Commission does not have work sessions. Atty. Thomas asked for permission to talk with Mr. Looker after the opinion is issued. Mr. Strumello stated that would be fine.

MOTION: DellaVolpe/Paecht to table this matter to the June 11, 2009 meeting.
In Favor: Strumello, Bridsell, Paecht, DellaVolpe
Motion Carried 4-0.

Seymour Planning & Zoning Commission

Regular Meeting Minutes

May 14, 2009

Norma Drummer Room, Town Hall

4. Zoning Enforcement

The Commission reviewed Mr. Baldwin's report.

5. Any Other Business

Mr. Strumello read into the record a letter from the First Selectman supporting the Seymour Economic Development Commission zone changes (copy attached).

6. Minutes Regular Meeting - 04/9/09

MOTION: Birdsell/Paecht to approve the minutes of the 04/09/09 regular meeting.

In Favor: Strumello, Birdsell, Paecht, DellaVolpe

Motion Carried 4-0


MOTION: Paecht/DellaVolpe to adjourn the meeting.

In Favor: Strumello, Paecht, Birdsell, DellaVolpe

Motion Carried 4-0.

The meeting was adjourned at 8:15 p.m.

Respectfully submitted,


Maryanne DeTullio, Rec. Secretary