

SEYMOUR PLANNING & ZONING COMMISSION

Public Hearing Minutes
May 13, 2009
Norma Drummer Room, Town Hall

Members Present: Dan DellaVolpe, Walt Birdsell, Al Yagovane, Al Ermer,
Dave Bitso, Alt.

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

Application for a special permit for a multi-family development consisting of ten Town House units and associated site improvements on the northerly and westerly portion of property known as 10 Old Drive. This hearing is continued from April 8, 2010.

MOTION: Birdsell/Yagovane, to seat D. Bitso as a regular member.
Motion Carried 5-0.

Jim Swift, engineer, stated that the site is located off Old Drive and there is some frontage on George Street. The site is 4.33 acres and located in the multi-family zone. The adjoining properties are residential with some commercial. They are proposing two buildings with five units in each building and each unit will have a two car garage. The access is from George Street. He stated that there is adequate access for fire equipment. Mr. Swift stated that because of the topography of the site they have tried to minimize the amount of earthwork that will have to be done. Water and sanitary sewers will be provided from George Street. He stated that the storm water from the site will go down into Little River. There are no wetlands on the site. He stated that they have had two meetings with Inland Wetlands and they are working with them to make sure that the runoff system will provide for clean water to go down into Little River. There will be storm water detention and infiltration on site. He stated that there are some outstanding issues that they are working on with the town engineer. He stated that as far as the amount of disturbance and excavation, the deepest cut is 14 to 15 feet. He stated that they have submitted a landscaping plan and have tried to save as many trees as possible. They will also be planting evergreens as a screening to the residential area.

Attorney Steven Bellis stated that these are townhouse units and fall under Section 10.14 of the regulations. He stated that they had a realtor look at the site to see if there would be any negative impact to the surrounding properties and a letter was submitted stating that there would not be. He stated that the application meets or exceeds what is required for townhouse units. He stated that it fits the area and has no negative impacts.

Chm. DellaVolpe asked for any public comment.

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Mike Starsky, 11 Rimmon Street asked what the selling price of the units would be. Atty. Bellis stated that they would be approximately \$300,000.00. Mr. Starsky stated that blasting from the first project ruined his basement. Atty. Bellis stated that the blasting regulations are controlled by state statute and the fire marshal. He stated that the blaster will have to meet all the regulations and will have to post a bond. He stated that there should be significantly less blasting from this project than when Walgreens was done.

Marcel Gaudette, 52 Pershing Avenue stated that he was concerned with the blasting and the access road through George street. He stated that the area is a mess from the previous project and it is a very dense area for more traffic.

Lee Heller, 34 George Street stated that he was against the application.

Robert Branch, 29 George Street asked if George Street needed to be widened as it is only about 21' wide. He also asked where the equipment will be staged during the initial phase of construction. He stated that the neighborhood has put up with a lot from the previous development and this project will also affect them. He was also concerned with increased traffic and he felt that this will be a major impact on the area. He also felt that it will have a negative impact on his property value. He was concerned with runoff onto his property.

Nick Grawatch was concerned with the blasting and what will happen to the houses in the area.

Frank Conroy, 167 Skokorat Street stated that he owns property on Pershing Avenue and had experienced problems there from the previous blasting. He stated that the people in the area should be considered.

Theresa Conroy, 177 Skokorat Drive stated that the blasting statutes are outdated and the legislature is looking into them. She also stated that the Commission should make sure that the property owners are protected.

Marcel Gaudette, 52 Pershing Avenue asked if the grade meets the standards and he also asked what the zoning of the property was.

S. Hamm, 12 Rimmon Street was concerned with blasting and asked if the power lines would remain and Mr. Swift stated that they would.

Debra Grant, 5 School Street stated that the neighborhood has gone through a lot with the previous project and their concerns with this project should be taken into consideration.

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Melissa Smith-Poynton, 26 George street stated that the road is very narrow and she was concerned with traffic and blasting.

Atty. Bellis stated that the applicant will not be doing anything off site and will not be taking anyone's property. He stated that as far as the blasting it is governed by state statute. He asked that the public hearing be kept open and he will go back to his client and see if there is anything that he will do on a voluntary basis to help ease the neighbors' concerns about the blasting and other issues. He stated that they also meet to get Inland Wetlands and WPCA approval.

Jim Swift stated that the total excavation for this project is 12,000 cubic yards. He stated that they could possibly get access for the construction equipment from the commercial site. He also stated that it is zoned multi-family.

Atty. Bellis stated that they grant the extension to the Commission to extend the public hearing.

MOTION: Yagovane/Birdsell, to continue the public hearing to the June meeting.
Motion Carried 5-0.

An application for a change in the zoning classification of property known as 755A South Main Street from the existing R-18 Residential to C-2 General Commercial.

Atty. Tim Dillon and Peter Guliuzza were present. Atty. Dillon stated that they are seeking a zone change from R-18 to C-2 for property that Mr. Guliuzza has owned for many years. He stated that the purpose of the zone change is to be able to build one more storage facility on the site. The area is approximately 71,000 s.f. and is located on the south side of the property. There is nothing on the property at this time.

Elizabeth Musto, Scott Avenue stated that she is against the zone change because she felt that the building will be too close to the residential area.

Linda Tardy, 16 Scott Avenue stated that she is against the zone change as she felt it will negatively affect her property.

Mr. Guliuzza stated that there will still be a grass strip and row of pine trees to screen the residents. Atty. Dillon stated that if the zone change is approved they would take into consideration the neighbors' concerns.

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The public hearing was adjourned at 8:30 p.m.

Respectfully submitted,

Maryanne DeTullio, Recording Secretary