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TOWN CLERK'S OFFICE

**Seymour Planning & Zoning Commission**

Regular Meeting Minutes

December 11, 2008

Norma Drummer Room, Town Hall

**Members Present:** Cliff Strumello, Dan DellaVolpe, Al Yagovane, Walt Bidsell

**Members Absent:** William Paecht

**Others Present:** Bob Looker, Town Planner, Art Baldwin, ZEO, Dave Nafis, Town Engineer

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

***1. Bond Reduction, Rolling Hills Acres, Phase 2, Section 1***

Mr. Strumello read a report from the Town Engineer recommending that the performance bond be reduced to \$210,000.00 and the sediment control bond to \$25,000.00.

**MOTION:** DellaVolpe/Yagovane to reduce the performance bond to \$210,000.00 and the sediment control bond to \$25,000.00 for Rolling Hills Acres, Phase 2, Section 1  
In Favor: Strumello, Bidsell, Yagovane, DellaVolpe  
**Motion Carried 4-0.**

***2. Acceptance of 1,770 ft. of Rolling Hills Drive***

Mr. Strumello stated that the town engineer has recommended that the road be accepted. He also recommended that the performance bond be reduced to \$225,000.00 of which \$65,000.00 must remain for a one year period as part of 10% maintenance bond; and reduce the soil and erosion control bond to \$16,000.00. Don Smith, representing Rolling Hills stated that there is enough remaining to complete the overlay and milling of Rolling Hills Drive.

**MOTION:** DellaVolpe/Birdsell to recommend to the Board of Selectmen the Acceptance of 1,770 ft. of Rolling Hills Drive and to reduce the performance bond to \$225,000.00 of which \$65,000 must remain for a one year period as part of 10% maintenance bond and soil and erosion control bond be reduced to \$16,000.00.

Mr. Smith stated that part of the acceptance should include Parcel A (detention basin).  
Mr. Looker stated that he did not see any problem with this.

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**MOTION:** DellaVolpe/Yagovane - the previous motion was amended to recommend the acceptance of Parcel A with the acceptance of 1,770 ft. of Rolling Hills Drive - remainder of motion is the same. In Favor: Strumello, Birdsall, Yagovane, DellaVolpe  
**Motion Carried 4-0.**

***3. Bond Reduction, William Lane Estates Subdivision***

Mr. Nafis stated that this has not been reviewed. Mr. Strumello stated that there are some items with regard to this subdivision that Inland Wetlands has issue with. Donald Smith for Angelo Catone stated that they prepared the bond reduction to reflect the amount of work done to date. He also stated that they received approval from Inland Wetlands of the remediation work. Mr. Strumello stated that the Board will wait for a report from the Town Engineer.

**MOTION:** DellaVolpe/Birdsell to table for report from Nafis & Young. In Favor: Strumello, Birdsall, Yagovane, DellaVolpe  
**Motion Carried 4-0**

***4. Great Oak Ridge, Phase II, Spring Street Entrance***

Mr. Strumello read a letter dated 12/3/08 from Art Baldwin, ZEO to Summit Seymour LLC indicating that the second entrance on Spring Street was paved with asphalt rather than grass paver as shown on the approved plans. He also read a letter dated 12/8/08 from Summit Seymour stating that this area was paved after consultation with the Fire Marshal to insure that emergency vehicles would have access during the winter. The entrance will have a locked gate installed and the fire department will have the only key. Mr. Looker stated that he would like to have a sketch or plan of the paved section. Mr. Strumello felt that no action should be taken until modified plans are presented for review and consideration.

**MOTION:** DellaVolpe/Yagovane to table for modified plans. In Favor: Strumello, Birdsall, Yagovane, DellaVolpe  
**Motion Carried 4-0**

***5. Proposed Zone Change, GI-2 to C-2, 172 North Street***

Donald Smith, representing the applicant stated that the property front on North Street and the request is to change from GI-2 to C-2.

**MOTION:** Yagovane/Birdsell to schedule a public hearing on 01/08/09 at 7:15 p.m. In Favor: Strumello, Birdsall, Yagovane, DellaVolpe  
**Motion Carried 4-0**

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**6. Meeting Dates, 2009**

**MOTION:** Yagovane/DellaVolpe to adopt the meeting schedule of the second Thursday of each month at 7:30 p.m. as the meeting dates for 2009  
In Favor: Strumello, Birdsall, Yagovane, DellaVolpe  
**Motion Carried 4-0**

**7. Zoning Enforcement**

The members reviewed Mr. Baldwin's report of permits issued since the last meeting.

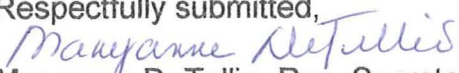
**8. Any Other Business - None**

**9. Minutes Regular Meeting - 11/13/08**

**MOTION:** Birdsall/Yagovane to approve the minutes of the 11/13/08 Regular Meeting  
In Favor: Strumello, DellaVolpe, Yagovane, Birdsall  
**Motion Carried 4-0.**

**MOTION:** Yagovane/DellaVolpe to adjourn the meeting.  
In Favor: Strumello, DellaVolpe, Birdsall, Yagovane  
**Motion Carried 4-0.**

The meeting was adjourned at 8:00 p.m.

Respectfully submitted,  
  
Maryanne DeTullio, Rec. Secretary