

**Seymour Planning & Zoning Commission**

Regular Meeting Minutes

August 14, 2008

Norma Drummer Room, Town Hall

COPY RECEIVED  
DATE: 8/26/08  
TIME: 8:30 AM  
TOWN CLERK'S OFFICE

**Members Present:** Cliff Strumello, William Paecht, Walt Birdsell, Al Yagovane

**Member Absent:** Dan DellaVolpe

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

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

**MOTION:** Paecht/Yagovane, to change the order of the agenda  
In Favor: Strumello, Paecht, Birdsell, Yagovane  
**Motion Carried 4-0.**

***2. Section 8-24 Referral, Chatfield School Expansion***

Don Smith, Co-Chairman of the Chatfield School Committee stated that they did a demographic study of the entire school system in Seymour and determined that it would be cost effective to expand Chatfield School to combine both Chatfield and Lopresti Schools.

The addition will add 12 classrooms as well as a gym and updated media center and improvements to the cafeteria.

Paul Antinozzi explained the proposed site plan and building details. There will be two additions. The southerly addition will be two story with classrooms and bathrooms and the northerly addition will be the gym. The gym will be located in such a way that it will not impact the school building if it is used for other community activities. The current gym will become a new library and there will be an expansion of the cafeteria. There will be additions to the kitchen, boiler room and administrative offices. The two story addition will be all classrooms and bathrooms on both levels with an elevator. There will be a separate drop off area for parents and one for buses. There are currently 87 spaces and that will be increased to 108. There will be a small service area for deliveries and the dumpster which will be screened. There will be a paved pay area next to the gym and a new playground at the new classroom addition.

Don Smith stated that they are working with the Department of Emergency Management as the new gym will be designed as a shelter in the event of an emergency. He stated that they appeared before Inland Wetlands and reviewed the project with them and got good input and no negative comments. There are some wetlands on the property.

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He stated that they are trying to commission a traffic assessment so that they can answer questions about traffic in that area.

Mr. Paecht asked about the bleachers in the gym and stated that the gym needs to be able to be used for youth sports. Mr. Yagovane was concerned about fire access and he did not believe that there was enough room to get fire equipment around the back of the building. Mr. Smith stated that the entire school will be serviced by sprinklers and they will be meeting with the Fire Chief and Department of Emergency Management to review the plans. Mr. Yagovane that asked about rock removal and Mr. Smith stated that a geotechnical survey was done and ledge was found in some areas and there will be blasting done.

**MOTION:** Paecht/Birdsell to recommend favorably the 8-24 Referral to the Board of Selectmen. Mr. Paecht then rescinded his motion and Mr. Birdsell his second.

**MOTION:** Paecht/Birdsell to table resolution until a draft is received from Town counsel.

In Favor: Strumello, Paecht, Birdsell, Yagovane  
**Motion Carried 4-0.**

**1. *William Lane Estates Subdivision***  
***Request to Reduce Surety***  
***Request to Eliminate Sidewalks.***

Don Smith, Atty. Fran Teodosio and Angelo Catone were present. Mr. Smith stated that this is a five lot subdivision at the end of William Lane off Mountain Road. It was approved a few years ago and they are now under construction. They have accomplished a fair amount of work with the wetlands crossing and would request a reduction of the performance bond from \$303,000. to \$193,000.

They are also looking for a reconsideration of the waiver of sidewalks. They are within a mile of school sites. He stated that there is only one small piece of sidewalks on Mountain Road. This is only a five lot subdivision and four of the lots are further into the subdivision. They do not anticipate a lot of traffic in the subdivision and do not feel that sidewalks are warranted.

Chm. Strumello read a letter from Dave Nafis, Town Engineer which stated that this was not ready for a bond reduction at this time.

Mr. Smith stated that two lots have been conveyed and the consensus of those owners is that they would rather not have sidewalks. Chm. Strumello stated that they had originally asked to have the sidewalks waived and the project was approved with sidewalks on one side. Mr. Paecht and Mr. Birdsell both felt that

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the sidewalks should remain. Mr. Yagovane asked about maintenance of the sidewalks and felt that it becomes a burden on the homeowner and felt more time should be taken to review this.

**MOTION:** Paecht/Birdsell to deny the request for bond reduction based upon the recommendation of the town engineer.  
In Favor: Strumello, Paecht, Birdsell, Yagovane  
**Motion Carried 4-0.**

**MOTION:** Birdsell/Paecht to deny the request to eliminate sidewalks and keep the original approval condition of the sidewalks as submitted on the approved plans.  
In Favor: Strumello, Paecht, Birdsell, Opposed - Yagovane  
**Motion Carried 3-1.**

**3. Zoning Enforcement**

The members reviewed Mr. Baldwin's reports. He stated that he will continue to monitor the filling at 152 Bungay Road.

**4. Minutes Regular Meeting - 5/8/08**

**MOTION:** Paecht/Birdsell to approve the minutes of the 06/12/08 Regular Meeting  
In Favor: Strumello, Paecht, Birdsell, Yagovane  
**Motion Carried 4-0**

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

Respectfully submitted,

  
Maryanne DeTullio, Rec. Secretary