

Seymour Planning & Zoning Commission

Regular Meeting Minutes

April 10, 2008

Norma Drummer Room, Town Hall

Members Present: Cliff Strumello, William Paecht, Walt Birdsell

Members Absent: 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 C. Strumello, Chairman.

1. Lot Line Adjustment, Lots 40 and 41, Morning Star Terrace.

Atty. Stephen Griffin, Bank Street, Waterbury presented a map showing the subdivision and how the lots were originally laid out. He stated that there was a mistake with surveying and there is encroaching onto property at 54 Chestnut Drive. They are proposing to swap equal land so that the total square footage of each lot will remain the same.

MOTION: Paecht/Birdsell, to approve the lot line adjustment as submitted
On map dated 3/18/08.
In Favor: Strumello, Paecht, Birdsell
Motion Carried 3-0.

MOTION: Birdsell/Paecht, to appoint W. Paecht as temporary secretary.
In Favor: Strumello, Paecht, Birdsell
Motion Carried 3-0.

2. Proposed Zone Text Change, Sec. 5.3 C1, MF District

Chm. Strumello read the proposed text change and stated that it is basically to allow detached single family dwellings in MF zone. Mr. Looker stated that the purpose of the MF District is to provide housing units for small families. He stated that there is only one other parcel zoned MF that has not been developed and applications for that parcel were denied. He was concerned that a developer could put all single family homes in. He stated that the Board may want to consider limiting the size of bedroom or some type of proportion. Chm. Strumello asked Mr. Looker to write something up for the Commission to review with different scenarios regarding this proposed text change. Mr. Looker indicated that the applicant was opposed to limiting it to two bedrooms.

MOTION: Paecht/Birdsell, to table to allow Mr. Looker to draft different scenarios for the Board to review.
In Favor: Strumello, Paecht, Birdsell
Motion Carried 3-0.

Seymour Planning & Zoning Commission

Regular Meeting Minutes
April 10, 2008
Norma Drummer Room, Town Hall

3. Zoning Enforcement

The Commission reviewed Mr. Baldwin's report.

4. Other Business

Debbie Chrostowski, 10 Spring Street asked about the work being done on Mr. Crotta's property. Chm. Strumello read Mr. Baldwin's report and stated that all Commission members have gone out and looked at the property. Mrs. Chrostowski presented pictures of a truck on the site. Chm. Strumello stated that he is taking material off of the property and he has a right to do that. Mr. Baldwin stated that he is cleaning up the property. Mrs. Chrostowski stated that she has had several people look at the property from her fence line and it is excavation work being done. She stated that it is not just manure removal, but excavation and trucks are going in and out of the property. She stated that the stench from the manure is awful. Chm. Strumello stated that he is within his rights to remove sand and manure. He stated that the last time he was at the site was two weeks ago and nothing was going on there. She asked if they have permits to do excavation and Chm. Strumello stated that the property has not been transferred and it is still in Mr. Crotta's name.

Mike Horbal, 52 Main Street, Seymour asked that the bond reduction request for Nichelmine Brook be looked at next month and have the town engineer review the request.

5. Minutes Regular Meeting - 2/14/08

MOTION: Birdsell/Paecht to approve the minutes of the 03/13/08 Public Hearing.
In Favor: Strumello, Paecht, Birdsell
Motion Carried 3-0

MOTION: Paecht/Birdsell to approve the minutes of the 03/13/08 regular meeting.
In Favor: Strumello, Paecht, Birdsell
Motion Carried 3-0

MOTION: Paecht/Birdsell to adjourn the meeting.
In Favor: Strumello, Paecht, Birdsell
Motion Carried 3-0.

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

Respectfully submitted,

Maryanne DeTullio, Rec. Secretary