

Seymour Planning & Zoning Commission

Regular Meeting Minutes

October 11, 2007

Norma Drummer Room, Town Hall

Members Present: Elaine Buckley, Al Yagovane, William Paecht, Walt Birdsell

Members Absent: Cliff Strumello, Dan DellaVolpe

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 E. Buckley, Acting Chairman.

MOTION: Paecht/Yagovane, to seat Walt Birdsell as a regular member
In Favor: Buckley, Yagovane, Paecht, Birdsell
Motion Carried 4-0.

Mrs. Buckley read the call of the meeting as follows:

1. Great Oak Ridge Condo's Phase Two, 246 Pearl Street and 4 Spring Street

Mrs. Buckley stated that the public hearing has been closed. Mr. Looker stated that the Commission has another month in which to take action. He stated that there was some concern about the number of units on the site. The site narrows down and there are wetlands on one side and the boundary on the other.

Mr. Looker was concerned about the location of the cul-de-sac and stated that the Fire Marshal also had concerns and they agreed to make a small extension for emergency vehicles. He stated that perhaps because of the shape of the lot it cannot support all the units proposed. He felt that if some of the units were eliminated it might improve the area at the end. Mr. Yagovane stated that the plans were reviewed by the Fire Marshal and this area is only going to be used in the event of an emergency. Mr. Looker felt that the design could be improved somewhat. The members felt that it should be referred to the Fire Marshal for further review.

MOTION: Paecht/Birdsell, to table the application and refer to the Fire Marshall.
In Favor: Buckley, Yagovane, Paecht, Birdsell
Motion Carried 4-0.

2. Zone Change, 10.7 Ac, R-40 to RC-3, 336 Roosevelt Drive

MOTION: Birdsell/Yagovane, to table the application.
In Favor: Buckley, Yagovane, Paecht, Birdsell
Motion Carried 4-0.

Seymour Planning & Zoning Commission

Regular Meeting Minutes
October 11, 2007
Norma Drummer Room, Town Hall

3. Amendment to Sec. 5-2, Table of Permitted Uses, Private Business School in RC-3.

MOTION: Yagovane/Paecht, to table the application.
In Favor: Buckley, Yagovane, Paecht, Birdsell
Motion Carried 4-0.

4. Behuniak Estates Subdivision, Cemetery Road

Fred D'Amico was present and stated that this is a two lot subdivision on Cemetery Road. The site is approximately 6.5 acres with one existing dwelling. They want to split off the large rear portion. It meets all zoning regulations and they have approvals from Inland-Wetlands and Valley Health. There is no open space requirements because it will remain in the same family. Mr. D'Amico pointed out the conservation easement on the property. Mr. Nafis stated that there are no issues with the application.

MOTION: Paecht/Yagovane, to approve the application for Behuniak Estates Subdivision, Cemetery Road.
In Favor: Buckley, Yagovane, Paecht, Birdsell
Motion Carried 4-0.

5. Other Business

High Ridge Estates, Maple Street. Mr. Looker stated that the first application was

denied by Inland-Wetlands. They then re-applied and it was approved by both Inland Wetlands and P&Z. An appeal of the Wetlands decision was taken and it has been in litigation since. The Superior Court upheld the decision of Wetlands and the appellate court turned down the petition filed with them. The attorneys have agreed that the 90 days prior starts on 7/26/07 and the applicant will now need a 90 day extension.

MOTION: Yagovane/Paecht, to grant a 90 day extension. It was noted that the five year completion period will start on 7/26/07 which will be put on the mylar.
In Favor: Buckley, Yagovane, Paecht, Birdsell
Motion Carried 4-0.

Regular Meeting Minutes
October 11, 2007
Norma Drummer Room, Town Hall

5. Zoning Enforcement

The members reviewed Mr. Baldwin's report.

6. Minutes Public Hearing and Regular Meeting - 9/13/07

MOTION: Paecht/Yagovane to approve the minutes of the 09/13/07 Regular meeting.
In Favor: Buckley, Paecht, Yagovane, Birdsell
Motion Carried 4-0

MOTION: Paecht/Yagovane to approve the minutes of the 09/13/07 public hearing.
In Favor: Buckley, Paecht, Yagovane, Birdsell
Motion Carried 4-0.

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

The meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Maryanne DeTullio, Rec. Secretary