SEYMOUR ZONING BOARD OF APPEALS

Public Hearing Minutes
June 6, 2013

COPY RECEIVED
DATE: 6/10/13
TIME: 10:00 Am
TOWN CLERK'S OFFICE

Norma Drummer Room, Town Hall

Members Present: Nicolette O'Toole, Phil Wilhelmy, Tom O'Neill, Bob Seale, Susan Liscinsky

Members Absent: Melissa Smith-Poynton, Robert Ricciutti, Ted Holly

Others Present: Bob Looker, Town Planner

Vice Chairman O'Toole stated that all alternates will act as regular members for the meeting this evening.

1. An application for a front, side and rear yard variance for the purpose of constructing six storage buildings, 60 ft. by 120 ft. on property known as 94-98 Silvermine Road.

John Fanotto was present for the applicants, the Allen Family. He stated that this is a continuation of a public hearing from February. The site is 9.9 acres on Silvermine Rod and they are asking for front, side and rear variances. The setbacks will match those on the adjacent property. He stated that there are concerns with dust and noise on this site. They are proposing a 6' stockade fence 600' long and some buffer plantings along the boundary with the residential zone. They are proposing six foot arborvitaes 15' on center. He stated that if the variances are approved the site plan will have to be approved by all relevant boards. They are proposing six storage buildings 60' x 120' which will match existing buildings on the property. Mr. Fanotto stated that there is severe topographic conditions and wetlands in the rear of the site. They are trying to keep all development in the front and screened from the neighbors.

Mr. Fanotto stated that after the February hearing the location of the buildings was staked out. He also presented pictures of the proposed fence and plantings. Mrs. O'Toole stated that there are issues with noise and dust from this property. Mr. Fanotto stated that once the site is developed those issues will cease. Mrs. Liscinsky stated that at the February hearing there was a discussion of shifting the buildings. Mr. Fanotto stated that this is only about the setback variances and that could be addressed with the site plan. Mrs. O'Toole asked the cause of the dust and Mr. Fanotto stated that the grading work and ongoing activities at the site. He stated that once the construction is completed there will be no dust. He also stated that during construction there are measures that would be in place to keep the dust down.

Mr. Wilhelmy stated that the Board could add conditions to the variances regarding the buffer plantings and fence. He stated that the fence and plantings could be done first so that they would be in place before construction began. He asked how long they anticipated the construction to take. John Allen, owner of the property, stated that they could not do the plantings until the fall which is the ideal time to plant but he was not opposed to doing that prior to construction. Mr. Fanotto stated that the construction

Should take approximately a year. He stated that the construction will follow the normal construction sequence with standard soil and erosion controls in place. Once the construction has begun the noise and dust should end.

Mrs. O'Toole asked the use of the buildings and Mr. Allen stated that they are limited to the permitted uses in the GI-2 zone. Mr. Wilhelmy asked about lighting and Mr. Fanotto stated that all lights will be shielded and those will be covered under the zoning approvals.

Mrs. O'Toole asked for any public comment on the application.

Mary Cauchon, 90 Silvermine Road asked if the neighbors will only be able to see the back of the buildings from their homes. Mr. Fanotto pointed out on the plans the locations of the buildings, fence and plantings. He also indicated that they will see the back of the buildings only.

Tracy Peters, 86 Silvermine Road stated that there is a problem with dust because all of the trees were taken down and that is when the noise and dust problems started. She stated that when the buildings go up that may cut down on those problems.

Ed Peters, 86 Silvermine Road stated that even though the doors will open away from the residents he asked that they be kept closed to cut down on noise.

MOTION: P. Wilhelmy/S. Liscinsky to close the public hearing.
In Favor: O'Toole, Liscinsky, Wilhelmy, o"Neill, Seale
Motion Carried: 5-0.

Respectfully submitted,

Maryanne DeTullio, Recording Secretary