

**SEYMOUR PLANNING & ZONING COMMISSION**

Regular Meeting Minutes  
March 12, 2015  
Norma Drummer Room, Town Hall

COPY RECEIVED  
DATE: 3/23/15  
TIME: 12:15 PM  
TOWN CLERK'S OFFICE

**Members Present:** D. Bisto, B. Koskelowski, T. Lavranchuk, W. Birdsell, J. Ziehl

**Others Present:** Bob Looker, Town Planner, Bill Paecht, ZEO, Dave Nafis,  
Town Engineer, Nafis & Young

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

**1. Site Plan, 25-27 Progress Avenue.**

Larry Janesky, Basement Systems, was present and submitted a map showing the properties he owned. He stated that the project will be to build three significant projects. The first would be an addition on Silvermine Road, which will be a 27,000 s.f. warehouse. He stated that coming into the Park there is no real gateway and this project will add to the area and act as a gateway. There will also be a three story office tower. He stated that the second project will be the addition of 77,000 s.f. building. The center of the building will be a three story office building and the ground floor will be garage space for their service vehicles. All his local services will be housed in this building. The garage doors will be in the back and will not be seen from the front of the building. He also noted that from the Progress Drive side it will only look like a two story building. The third project at 25 Progress Drive will be a 45,000 s.f. warehouse addition. He stated that he needs to acquire approximately two acres from the abutting property owner in order to complete the addition. There will be a total of 150,000 of additional space added to this site.

Washington Cabezas, engineer stated that they have received Inland Wetlands approval and the concerns raised by the town engineer have all been addressed. There will be soil and erosion control measures on the site as well as a silt fence and anti-tracking pads. They will be creating a small detention basin on site for the runoff. He stated that there is a lot of material on site that will be reused in the grading and some additional materials will be brought in to acquire the desired elevations. Phase 1 of the project is the site grading work. Mr. Koskelowski asked how long they anticipate it will take to do the grading work. Mr. Janesky stated that he is trying to move as quickly as possible and the work will be done in the spring.

**MOTION:** B. Koskelowski/W. Birdsell to approve Phase 1 of the Site Plan for 25-27 Progress Avenue.  
**Motion Carried 5-0.**

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### ***2. Zone Map Change, 132 Silvermine Road, LI-1 to GI-2***

Mr. Bitso stated that a public hearing will need to be scheduled for this matter. Fred Watt stated that the majority of properties in the area are in the GI-2 zone and it is more consistent with what this property is being used for.

**MOTION:** T. Lavranchuk/W. Birdsell to schedule the public hearing at 7:00 p.m. on April 9, 2015.  
**Motion Carried 5-0.**

### ***3. Zone Text Change, MF District, Sec. 10.1.3, Setbacks and Lot Coverage.***

### ***4. Special Permit, 63 Garden Apartment Units, 20 Spring Street and 16-17 Smith Street.***

Mr. Looker stated that it would be best to hold both public hearings concurrently. John Paul Garcia stated that the project will be garden apartments and they are looking for a text change to setback requirements and lot coverage.

**MOTION:** B. Koskelowski/J. Ziehl to schedule public hearings on the zone text change and special permit for 7:00 p.m. on April 9, 2015.  
**Motion carried 5-0.**

### ***5. Zoning Enforcement***

Mr. Paecht presented his report and stated that he has had a lot of issues with signs throughout town. Mr. Birdsell asked about the situation at the Stop & Shop with Haynes and the parking. Mr. Paecht stated that no parking signs will be put up. Mr. Birdsell also asked about the matter of the Land Trust. Mr. Paecht stated that he has requested their records from them but has not been able to get them. Mr. Koskelowski stated that it would be a good idea to have them come before this Commission with their records and discuss the matter. Mr. Paecht stated that he will send them a letter requesting that they be at the next meeting with all their records.

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**6. Minutes – Public Hearing and Regular Meeting – December 11, 2014**

**MOTION:** W. Birdsell/T. Lavranchuk to approve the minutes of the December 11, 2014 public hearing and regular meeting.  
**Motion carried 5-0.**

**MOTION:** T. Lavranchuk/W. Birdsell to adjourn the meeting.  
**Motion carried 5-0.**

The meeting was adjourned at 8:10 p.m.

Respectfully submitted,



Maryanne DeTullio, Recording Secretary