

COPY RECEIVED  
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TOWN CLERK'S OFFICE

SEYMOUR PLANNING AND ZONING COMMISSION

AGENDA

REGULAR MEETING

7:30PM APRIL 9, 2015 NORMA DRUMMER ROOM

1. Section 8-24 Referral, Artificial Turf Field and Grandstand, Seymour High School (Resolution Attached)
2. Proposed Zone Map Change, 132 Silvermine Road, LI-1 to GI-2.
3. Proposed Zone Text Change, Sec 10.1.3 c), Lot Coverage
4. Proposed Zone Text Change, Sec 10.1.3 e), Yards and Setbacks.
5. Special Permit, 62 Garden Apartment Units and Associated Site Improvements, 20 Spring Street
6. Seymour Land Trust Environmental Building, Chatfield Street
7. Zoning Enforcement
8. Minutes, Regular Meeting, March 12, 2015

SEYMOUR PLANNING AND ZONING COMMISSION

David Bisto, Chairman

**VOICES LEGAL NOTICES**

**FAX 203 262 6691**

**MARCH 18, 2015**

**PLEASE PUBLISH THE FOLLOWING LEGAL NOTICE ON MARCH 25, 2015 AND ON APRIL 1, 2015:**

**SEYMOUR PLANNING AND ZONING COMMISSION**

**PUBLIC HEARING NOTICE**

The Seymour Planning and Zoning Commission will hold a public hearing on April 9, 2015 on the following applications. The public hearings will be held in the Norma Drummer Room, Seymour Town Hall starting at 7:00PM.

1. An application for a change in the zoning classification of the property at 132 Silvermine Road from the present LI-1 Limited Industrial District to the GI-2 General Industrial District. A map showing the area of the proposed change is on file with the Town Clerk.
2. An application for a change in Section 10.1.3 c) and Section 10.1.3 e) of the zoning regulations that would increase allowable impervious surface coverage from 33% to 40% of lot area and would decrease setbacks between buildings and interior roadways from 50 ft to 25 ft. A copy of the proposed amendments is on file with the Town Clerk.
3. An application for a special permit for the construction of 62 garden apartment units and associated site improvements on the property at 20 Spring Street. Project plans are on file for public inspection in the Town Planners office. The public hearings on item 2 and item 3 will be held concurrently.

**SEYMOUR PLANNING AND ZONING COMMISSION**

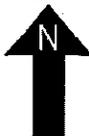
**David Bisto, Chairman**

**Town of Seymour, Connecticut - Assessment Parcel Map**  
**Parcel: 1-04-3-0      Address: 132-1 SILVERMINE RD**



132  
SILVERMINE  
RD

PROPOSED  
ZONE CHANGE  
LI-1 TO GI-2



**Approximate Scale: 1 inch = 300 feet**



**Map Produced:  
December 2014**

**Disclaimer:**  
This map is for informational purposes only.  
All information is subject to verification by any user.  
The Town of Seymour and its mapping contractors  
assume no legal responsibility for the  
information contained herein.

## PROPOSED ZONE TEXT CHANGES

PUBLIC HEARING APRIL 9, 2015

Section 10.1.3 c) is hereby revised to read as follows:

c) Lot Coverage- Total lot coverage of buildings and impervious surface shall not exceed 40% of gross parcel area.

Section 10.1.3 e) is hereby revised to read as follows:

e) Yards and Setbacks- Principal buildings shall be set back at least 25 ft. from each other or from any internal roadway. The width of front, side and rear yards shall be at least 2.5 times that required on the adjoining property, or in the case of the front yard, the property on the opposite side of the street if such property is in the R-18, R-40 or R-65 District. In other locations the front yard shall be 60 ft., the rear yard shall be 75 ft. and the side yards shall be 35 ft. Side and rear yards that abut property in the R-18, R-40 or R-65 District shall contain a landscaped or natural buffer area at least 20 ft. in width. The buffer shall provide a reasonably opaque barrier to a height of at least 6 ft. The front yard shall be suitably landscaped to present a pleasing appearance from the street.