

SEYMOUR PLANNING & ZONING COMMISSION

Public Hearing Minutes

April 9, 2015

Norma Drummer Room, Town Hall

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

Others Present: Bob Looker, Town Planner, Bill Paecht. ZEO

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.

Fred Watt, L&L Rentals, 132 Silvermine Road presented copies of the zoning map. He stated that he has no plans to change anything from the way they are doing business now. He stated that the majority of the properties in the area are zoned GI-2 and this change would fit in with the area.

Mr. Looker stated that he had no concerns with the application.

There was no public comment on the application.

MOTION: J. Ziehl/W. Birdsell to close the public hearing.
Motion Carried 5-0.

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 Planner's Office. The public hearings on Item 2 and Item 3 will be held concurrently.

John Paul Garcia, engineer, stated that the site is approximately ten acres located on the south side of Spring Street and it is zoned MF. They are proposing 63 townhouse style units. Access will be from Spring Street and Smith Street. They will be adding 2800 linear feet of new road. He stated that if the requested changes are granted they will be able to increase the amount of impervious surface and have the buildings a little closer together. He stated that this will bring the development more into conformity with the neighborhood and will allow for a more orderly project. He stated that each unit will have its own garage as well as a designated space in front of the unit. They

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will be adding an additional 69 spaces around the perimeter of the development. There will be parallel spaces and snow shelves will be provided. He stated that they are asking for more impervious area in order to provide the additional parking on site. Mr. Garcia stated that the storm water will be handled by six underground detention systems and they have gone through the design calculations with the town engineer. There will be zero increase in runoff. He stated that the area is zoned for this type of development.

Mr. Ziehl asked if there were no changes to the regulations how many units would they be able to build. Mr. Garcia stated that they could do 48 to 50 units but it would involve a lot more site work. Mr. Ziehl asked if the 2800 feet of road will be public or private. Mr. Garcia stated that it will be a privately maintained road.

Mr. Birdsell stated that with 48 to 50 units that would allow for more outside area for the tenants. Mr. Garcia stated that if the regulation is not changed the buildings would be 50 feet from the road and that would be mostly front lawn. It would cut down on the backyard area. Mr. Koskelowski asked how many buildings they are proposing and Mr. Garcia stated there will be eleven with a mix of two bedroom and three bedroom units. There would be three to four units per building. Mr. Koskelowski stated that they will be creating more drainage in that area and was concerned with flooding. Mr. Garcia stated that the area is relatively flat and the drainage plans were reviewed by the town engineer and there will be no increase in runoff. Mr. Koskelowski asked if they did a traffic study and Mr. Garcia stated that they did not. Mr. Looker stated that at peak hours would be approximately 40 trips. Mr. Koskelowski stated that there is senior housing and another development in this area and there will be more traffic. He felt a traffic study was important. Mr. Lavranchuk asked if the drainage calculations were based on a 50 or 100 year storm. Mr. Garcia stated that it is designed up to a 100 year storm event.

Jerry Kiely, 56 Indian Hill Road, Stamford, owner of the property stated that they are trying to leave as much of a buffer as possible to the neighbors. He stated that they could still get 63 units in but the entire development would look different and not be as nice as the one they are proposing. He stated that they are trying to create a "village" type development. He stated that they could attach the buildings and get the 63 units.

Mr. Bitso asked for any public comment.

Chris Zeiser, 31 Spring Street asked how long the project has been around and felt that no one knew about it. He was concerned about an increase in traffic.

John Errigo, Canterbury New York stated that he was representing Jay and Martina Perez, 22 Spring Street and read a letter from them. They stated that this is a quiet neighborhood and were concerned about the wetlands, wildlife and an increase in traffic.

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Agatha Perlak, 239 Pearl Street stated that Spring Street is a very narrow street. She was also concerned about the impact that these units will have on the school system. She stated that there are other vacant apartments in town and she was against the application.

Tom Dahm, 18 Spring Street was concerned about water runoff in that area.

Barbara Stokes, 26 Spring Street stated that it is a very small area and was concerned with the impact to the neighborhood from this development.

Sarah Calkins, 19 Spring Street stated that she is concerned with the increase in traffic and is against the application.

Richard Young, 272 Pearl Street stated that there is already a lot of traffic in this area and this will only increase it.

Carol Thompson, 16 Spring Street stated that there is flooding in this area and was concerned that this will increase that.

Helen Knapp, 13 Spring street stated that any runoff will be going right into her driveway and her property cannot handle anymore water. She was also concerned about the impact to the school system. She was also concerned with the lighting from the development affecting the other properties in the area.

John Young, 11 Spring Street stated that there were problems with the town being able to plow the snow in this area because of how narrow the street is. He also did not feel that the sewer system could handle 63 units.

Doug Milone, Spring Street felt that there will be more traffic and other problems from this development.

Eleanor Hermance, 40 Spring Street stated that this project will affect the entire neighborhood with traffic, noise, water and negative impact to the wildlife.

Claude Crazer, 12 Spring Street felt that there will be a lot of problems from the development with traffic and also impacts to the wetlands.

Jesus Perez, 22 Pearl Street stated that there will be a lot of noise and pollution from the construction and that will adversely affect the people in the area. He was also concerned with traffic and the safety of the area.

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Conrad Dahm, 18 Spring Street felt that this will have a negative impact on the property values in the area.

Carol Thompson, 16 Spring Street stated that the property will be developed one way or another and asked that it be a safe development.

John Young, 11 Spring Street felt that the density of the development is out of character with the neighborhood.

Agatha Perlak, 239 Pearl Street stated that the entire neighborhood is in attendance and no one wants the development to go forward.

Helen Knapp, 13 Spring Street, stated that there is a lot of ledge in this area and they will have to blast. She was concerned about the blasting and what it will do to the homes in the area.

There was no further public comment and Mr. Bitso closed the public portion.

Gerard Kiely asked to keep the public hearing open so that they can provide a traffic study. He stated that the area is zoned multi-family. He stated that the units will be rental units and not for sale. They will be managing the property. He stated that without the zone text change it would force them to connect the buildings. He stated that they are trying to keep the buildings further from the neighbors.

MOTION: T. Lavranchuk/B.Koskelowski to close the public hearing and get the traffic study from the applicant.
Motion Carried 5-0.

Respectfully submitted,



Maryanne DeTullio, Recording Secretary

SEYMOUR PLANNING & ZONING COMMISSION

Regular Meeting Minutes
April 9, 2015
Norma Drummer Room, Town Hall

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

Others Present: Bob Looker, Town Planner, Bill Paecht, ZEO

The meeting was called to order at 8:25 p.m. by Chairman, Dave Bitso.

1. Section 8-24 Referral, Artificial Turf Field and Grandstand, Seymour High School.

MOTION: B. Koskelowski/W. Birdsell to adopt the following resolution:
RESOLVED, that the Planning and Zoning Commission of The Town of Seymour approves the following projects pursuant to Section 8-24 of the General Statutes of Connecticut:

Construction of an artificial turf field and grandstand at Seymour High School (also known as Project CSAP 2015-07), and related improvements and amenities; provided that this resolution is for approval of conceptual plans only. The project are subject to and shall comply with all applicable zoning, site plan, subdivision, inland wetland and other laws, regulations and permit approvals, and this resolution shall not be a determination that any of the projects is in compliance with any such applicable laws, regulations or permit approvals.

Motion Carried 5-0.

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

Mr. Bitso stated that the public hearing was held this evening and closed. There was no public comment on the application at the hearing.

MOTION: T. Lavranchuk/J. Ziehl, to approve the zone change for 132 Silvermine Road from LI-1 to GI-2.

Motion Carried 5-0.

3. Proposed Zone Text Change, Sec. 10.1.3 c), Lot Coverage.

4. Proposed Zone Text Change, Sec. 10.3.3 e), Yards and Setbacks.

5. Special Permit, 62 Garden Apartment Units and Associated Site Improvements, 20 Spring Street.