

SEYMOUR PLANNING & ZONING COMMISSION

COPY RECEIVED  
DATE: 5/26/15  
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TOWN CLERK'S OFFICE

Regular Meeting Minutes  
May 14, 2015  
Norma Drummer Room, Town Hall

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

**Members Absent:** W. Birdsell.

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

The meeting was called to order at 7:30 by Chm. D.Bitso.

**1. Site Plan, Commercial Building, 63 Silvermine Road**

Chris DeAngelis, Phil Clark and Larry Janesky were present for the application. Mr. DeAngelis stated that the main headquarters of Basement Systems is located across the street from this site. There is currently a 35000 s.f. building on site and they will be adding an addition of approximately 35000 s.f. It will be one story warehouse with a three story office tower. There will be parking for employees on the east side. He stated that they will also be adding an additional loading area. There is a large parking lot on the south side which will be used for overflow parking for the main headquarters. There will be a new curb cut on Silvermine Road and another one on Cogswheel. There will be additional landscaping throughout the site.

Mr. Clark stated this is one of three projects that they will be presenting over the next year. He reviewed the plans with the Commission.

Mr. Looker stated that the plans meet all the zoning regulations. He stated that he received a letter from the Town Engineer that the plans were reviewed and there are no problems with the plans.

**MOTION:** B. Koskekloski/J. Ziehl to japprove the site plan for 63 Silvermine Road.

**Motion Carried 4-0**

**2. Traffic Report, Special Permit, 20 Spring Street.**

Mr. Looker stated that the traffic report has not been submitted.

**3. Proposed Zone Text Change, Section 10.1.3e), Yards and Setbacks.**

Mr. Koskelowski stated that he went to the property and felt that it will be very congested if the text change is approved. He was not in favor of approving the change. Mr. Looker stated that the existing regulations require 50 foot setback from each building and they are asking for 25 feet. He also stated that this would affect all properties in the multi-family zone.

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**MOTION:** B. KOskelowski/T. Lavrandhuk/J. Ziehl to deny the  
**Motion Carried 4-0.**

### ***4. Proposed Zone Text Change, Section 10.1.3 c) Lot Coverage.***

Mr. Looker stated that the proposed change to the lot coverage has to do with the amount of impervious surface. They proposed parallel parking which is not allowed. Mr. Bitso stated that the property is zoned multi-family and some development will be going there and will need additional parking. Mr. Looker stated that the site plan is for three properties and only 30 Spring Street is multi-family; the other two are in the R-18 Zone.

**MOTION:** J. Ziehl/B. Koskelowski to deny the application.  
**Motion Carried 4-0.**

### ***5. Special Permit, 63 Apartment Units, 20 Spring Street.***

Mr. Bitso stated that the two text change applications were denied.

**MOTION:** B. Koskelowski/J. Ziehl to deny the application.  
**Motion Carried 4-0/**

### ***6. Phyllis Ann Acres Subdivision, Jacko Drive.***

Mike Horbal was present and stated that this is a three lot subdivision on Jacko Drive. It will be served by sewers and individual wells. There will be an extension of Jacko Drive of approximately 50' of road. The turnaround will be enlarged to today's standards. They will be extending the sanitary sewer line approximately 217 feet to service the proposed lots. He stated that Lot 3 is an interior lot and the other two are road front lots. He stated that they received approval from Inland Wetlands and also from WPCA to extend the sewers.

Mr. Looker stated that they will be making a cash payment in lieu of open space. He stated that they need to add notes to the map regarding the amount of sewer assessment and the open space payment dedicated to each lot. Mr. Horbal stated that he will do that. Mr. Horbal stated that the total payment in lieu of open space is \$10,600.00 and that can be made in a lump sum payment or in increments as permits are issued, which is what the developer would like to do. Mr. Horbal stated that they would like approval subject to the notes being added to the map and that the chairman and secretary be authorized to sign the mylar upon revision and approval by the town planner. Mr. Koskelowski asked if there were any structures on the property and Mr. Horbal stated that it is vacant. Mr. Koskelowski stated that he would rather see open space than a monetary payment. Mr. Horbal stated that it is the developer's choice. Mr. Looker stated that the relation was changed a few years ago and the payment goes into a special fund earmarked for recreation and to purchase open space.

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**MOTION:** B. Koskelowski/T. Lavranchuk to approve the application subject to the notes added to the map regarding the sewer assessment for each lot and the open-space payment for each lot and that the chairman and secretary are authorized to sign mylar.  
**Motion Carried 4-0.**

**7. 144 Bank Street, Subdivision or Lot Line Revision.**

Atty. Steven Bellis and Fred D'Amico were present. Atty. Bellis stated that this is the site of the Walgreen's which has already been approved. The adjacent lots have been approved for a bank and a retail store and also the part in the multi-family zone for ten townhouses. The owner is refinancing the property and the bank wants actual lot line between the Walgreen's piece and the other piece. He presented a copy of a map from 1961 showing that it was always a lot. He stated that they are entitled to a free split and the line will be placed exactly along the zoning line.

Mr. Looker stated that there are three lots with one owner and the map with the revised lot line should be filed on the land records and a note added that Planning and Zoning Commission determined that subdivision approval is not required. Atty. Bellis stated that the lot line revision will clean up the lot. Mr. D'Amico stated that the map will be recorded and the note added.

**MOTION:** T. Lavranchuk/J. Ziehl to approve the free split and lot line revision with the condition that the map is recorded on the Land records and a note added that Planning & Zoning determined that subdivision approval is not required.  
**Motion Carried 4-0.**

**8. Zoning Enforcement**

Mr. Paecht presented his report and stated that it has been somewhat quiet. He stated that he is working on sign removal. He also stated that Public Works has been helping him remove some of the higher signs.

**9. Minutes, Public Hearing and Regular Meeting, April 9, 2015**

**MOTION:** J. Ziehl/T. Lavranchuk/ to approve the minutes of the 4/9/15 public hearing and regular meeting.  
**Motion Carried 4-0.**

**MOTION:** B. Koskelowski/T. Lavranchuk to adjourn the meeting at 8:25 p.m.  
**Motion carried 4-0.**

Respectfully submitted,

*Maryanne DeTullio*

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