

SEYMOUR PLANNING & ZONING COMMISSION
SPECIAL MEETING MINUTES
MAY 21, 2015
NORMA DRUMMER ROOM

Members present: Bill Paecht, Bob Koskelowski (7:20 PM), Dave Bitso, Joseph Ziehl, and Walter Birdsell
Members absent: Tom Lavranchuk
Others present: Joanna B Rogalski and Michael Horbal.

D. Bitso opened the meeting at 7:00 PM.

Michael Horbal, Land Surveyor, presented the following suggestions for a plan of conservation and development:

1. Downtown parking – there is insufficient parking most days. He recommended no waiver be granted that would lessen the number of parking spaces required by the existing regulations.
2. Traffic Problems:
 - a. Obtain a solution to allow all trucks to pass under the railroad overpass at S. Main Street & Broad Street. Also rebuild the south east retaining wall of the railroad overpass to obtain wider turning radius. Trucks are now directed through Pearl Street which is a residential neighborhood. This should be stopped.
 - b. Traffic backups occur daily on Maple Street from South Main Street to Pearl Street and on West Street from Church Street to Rt. 67. Determine a solution to minimize. With traffic growth at 3% a year, this problem is only going to get worse.

Joanna created a list of groups that should be consulted in the process of planning for conservation and development. Economic Development Committee is on the list. She stated that she would like to visit boards and commissions on regular meeting nights.

The board members discussed various ideals and expectations for the plan of conservation and development. B. Paecht stated that they need to have achievable goals.

They discussed various areas in town including Rolling Hills and the Strand.

W. Birdsell suggested more restaurants.

J. Ziehl he would like to see a trend geared towards commercial development.

Mark Nielson, Valley Council of Governments, stated that they want to take an effort to listen and work with each town. They discussed the stretch of Seymour on Rte. 34 and possible commercial development.

Mike Horbal discussed the lack of sewers on the stretch of Seymour on Rte. 34 which is needed with commercial development in that area.

Joanna stated that one of the things that is required of plans of conservation and development that are adopted after July 1, 2015 is a map that shows all of the sewer system.

Mike Horbal stated that he has watched the town of Southbury grow from the time they threw out Zoning to allow Heritage Village to be constructed. The town has benefited from that. The people there are mostly over 55 and have brought a lot of wealth to that town. He stated the town of Oxford took the same steps to encourage the 55 and older communities. He stated he would like to see a lot more 55 and older communities in Seymour.

They discussed the different types of housing in Seymour.

Joanna stated that she would like to meet with the Planning & Zoning board at least once a month. Because of the election in November, the board will be adopting the plan in November.

The board will set workshops on the following dates:

June 18th at 6:00 P.M.

July 9th at 6:00 P.M.

August 6th at 6:00 P.M.

September 17th at 6:00 P.M.

Joanna stated that she would like to reach out to other town boards and committees.

Michael Horbal discussed the traffic problems on Pearl Street and Maple Street.

Meeting was adjourned at 8:20 PM

Submitted by,

Lianna Staffieri