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## SEYMOUR PLANNING & ZONING COMMISSION

Regular Meeting Minutes  
June 11, 2015  
Norma Drummer Room, Town Hall

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

**Others Present:** Bill Paecht, ZEO, Jim Galligan, Nafis & Young

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

### ***1. Site Plan, New Commercial Building, 25-27 Progress Avenue***

Kurt Jones engineer was present for the application. He stated that Inland Wetlands approved the stormwater management plan and wetlands permit for the regulated activity. There will be putting on a 73,000 s.f. addition to the building with a new access driveway. There are detention areas on site to mitigate the stormwater flows. Mr. Koskelowski asked about the parking areas. Mr. Jones stated that there are a number of parking areas throughout the site with a total of 257 spaces.

Mr. Galligan asked him to go over the drainage on the site. Mr. Jones stated that they have divided the stormwater flows so that it goes in different directions. There is an existing pond which will be enlarged to accommodate the water. There will actually be a decrease in flows. They will also be improving the stormwater quality. Mr. Galligan stated that this is an industrial use in an industrial zone but they will need to go to the State Traffic Commission because of the number of parking spaces. He stated that they have good circulation on the site and it is a good application.

**MOTION:** B. Koskelowski/T. Lavranchuk to approve the site plan for new commercial building 25-27 Progress Drive.  
**Motion Carried 5-0.**

### ***2. Proposed Zone Text Change, Sec. 5.2 Table of Permitted Uses and Sec. 5.3 Required Conditions for Permitted Uses.***

Mr. Bitso stated that he received a letter from Michael Horbal, agent for Tony Marvuli requesting that this item be removed from the agenda.

### ***3. Phyllis Ann Subdivision, Mylar Endorsement.***

Mr. Horbal stated that this was approved at last month's meeting and the notes have been added to the map. It has been submitted to Mr. Looker for his review and approval. The mylar was signed by the Chairman and Secretary.

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### ***4. Site Plan Extension, 14A Franklin Street.***

Tom Haynes was present and stated that he is asking for a two year extension on this approval. He stated that approximately one year ago the site plan was approved. There are environmental issues with the parking lot that Stop N' Shop is responsible to correct. They have just started working on this. Mr. Lavranchuk asked if the two year extension is granted if the Commission could ask for an update in a year. Mr. Bitso stated that the Commission could request an update. Mr. Galligan stated that he and Mr. Paecht will be inspecting the project and can provide the Commission with an inspection report.

**MOTION:** W. Birdsell//T. Lavranchuk to grant a two extension of the site plan for 14A Franklin Street with one year inspection report.

**Motion Carried 5-0.**

### ***5. Plan of Conservation and Development Update.***

Mr. Paecht stated that the members received the minutes from the workshop with a list of upcoming meetings. He stated that the Commission needs to look at the Route 34 area. He stated that the way it is presently zoned very little can be done there. Michael Horbal, EDC member stated that this entire zone needs to be overhauled. Mr. Koskelowski asked how it could be zoned. Mr. Paecht stated that this is being reviewed to try and find out what would be the best zone for the area.

Mr. Paecht stated that fencing heights are another area that needs to be reviewed. He stated that no permit is necessary to erect a fence and the regulation is for six foot maximum height. He stated that the majority of the fences being put up are 8 foot high. Mr. Koskelowski stated that he felt that there should be different size restrictions for different zones but felt that a permit should be required. Mr. Bitso stated that he was not in favor of 8 foot high fences but did feel that a permit should be necessary. Mr. Lavranchuk felt that this was something that needs to be reviewed and something should be in place for a permit for each zone with different height restrictions. Mr. Birdsell agreed that it should be thoroughly reviewed. Mr. Ziehl asked if a building permit or zoning permit and Mr. Paecht stated that it would be a zoning permit. Mr. Bitso stated that he would like to review some different options and asked that staff provide some recommendations to the Commission.

### ***6. Zoning Enforcement***

Mr. Paecht presented his report and stated that he is still having a lot of issues with signs throughout town. Mr. Koskelowski asked how long after an event should the sign advertising the event be taken down. Mr. Paecht stated that it should be within 48 hours after the event.

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**7. Minutes –Regular Meeting – May 14, 2015; Special Meeting May 21, 2015**

**MOTION:** B. Koskelowski/T. Lavranchuk to approve the minutes of the May 14, 2015 regular meeting.

**Motion carried 4-0-1 with Mr. Birdsell abstaining.**

**MOTION:** B. Koskelowski/W. Birdsell to approve the minutes of the May 21, 2015 special meeting.

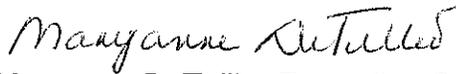
**Motion carried 4-0-1 with Mr. Lavrandhuk abstaining.**

**MOTION:** B. Koskelowski/T. Lavranchuk to adjourn the meeting.

**Motion carried 5-0.**

The meeting was adjourned at 8:25 p.m.

Respectfully submitted,



Maryanne DeTullio, Recording Secretary