

**Seymour Planning & Zoning Commission**  
Special Meeting Public workshop

July 9, 2015  
Plan of Conservation & Development Workshop  
Norma Drummer Room

**Members Present:** Walter Birdsell, Dave Bitso, Chairman, Joseph Ziehl  
**Members Absent:** , Tom Lavranchuk, Robert Koskelowski, Bill Paecht,  
**Guests Present:** Joanna Rogalski & Public Guests

Meeting called to order at 6:10 by Mr. Ziehl.

Everyone saluted the Flag and recited the Pledge of Allegiance.

Mr. Ziehl turned the meeting over to Joanna Rogalski, Regional Planner from the Regional Valley Council of Governments. Ms. Rogalski asked if the public had any opening comments. It was requested that her presentation be made first.

Ms. Rogalski explained that a plan for Conservation & Development is not a detailed approach. A detailed plan including the vision for the town will be developed later involving all appropriate departments in Seymour.

Ms. Rogalski stressed that public input matters. How do we want to see Seymour in the upcoming years?

**Question #1: What is good now about Seymour? What do you like about Seymour and what should be maintained?**

Members of the committee and public responded as follows:

- Maintain the small town atmosphere
- Maintain the downtown area - would also like it to be more more vibrant.
- Continue with town sponsored events, First Saturday, etc.
- Nice quiet town, not too much trouble. no shootings, disruptions, etc. Police force doing good job.
- There is a strong sense of protection. R40 zoning changes are difficult to change.
- Like the current zoning of property, density, and how properties were developed. Like the variety of smaller lots in one section of town and larger lots in other sections. Also likes seeing the wildlife in area.
- Likes the town's comradery.
- Likes that we still have many old buildings in town. They contribute to the old fashioned small town atmosphere.

**Question #2 - What is not working? What can be improved upon?**

Members of the committee and public responded as follows:

- Problem is limited parking. That would be an improvement would like to see, but don't see any expansion opportunities at this time.

- Would like to see more train services. There are only currently four round trip trains per day.
- Continue to maintain Route 8. It is the key to the Valley.
- Tri-Town Plaza has been empty too long.
- There is a good transition between residential and commercial areas. However, Seymour has undeveloped and underutilized areas for commercial use. Would like to see more development for restaurants, etc.

Discussion/Additional Comments:

- Mr. Bitso commented that Tri-Town plaza is privately owned, It requires much improvement and upgrades to make it usable.
- Travel to Shelton to go out to restaurants. They have a variety to choose from and are 10 minutes from each other. Seymour seems to have an overabundance of chinese and pizza restaurants.
- Route 34 has limited development opportunities. Dunkin Donuts is at 100 year flood elevation level. This is an issue for future development. It limits developers. You can't building anything new in the floodway (main channel down middle of river) and you can't replace current buildings in floodway once they eventually are down.
- Seymour lumber property can be developed. It is currently an eyesore. Also Hoad's pond. It just needs to be dredged properly.
- Reverse Code Red is good however, the Town needs more communication overall. Mr. Bitso commented that we could possibly have a code red for emergency messages, and have a secondary channel for non-emergency notices (town information).
- Would like to see more public participation in town meetings, voting, etc.

**Question #3: Ms. Rogalski asked what Services in Seymour do you like and what services do you feel need improving?**

Members of the committee and public responded as follows:

- Need more staff in certain areas of the town, and a central location for all services. With only a four day week, it is difficult to make requests, obtain licenses, etc. It would be nice to expand the library hours, especially Saturday and Sunday for school children to access all weekend.

**Question #4: Ms. Rogalski asked for input regarding Seymour's education system.**

Members of the committee and public responded as follows:

- Believe there have been improvements since his children went to school in Seymour
- There is not a lot of support for the Board of Education or public support when we vote for the school budget. Seymour does best with what they have, however there is always room for improvement.
- Feels we have a good school system. Impressed with the schools and what they had to work with, smart boards, etc.
- The schools need to sell themselves better.
- if we increase taxes to provide more money for schools, it is believed that it would drive out residents.

Additional Discussion/Comments;

- How does the town manage the upkeep buildings, grounds, streets etc.?

Mr. Birdsell commented that the Public Works department is responsible for the upkeep of town buildings and property. We do need better communications.

-Incoming funds all comes from taxes. Would like to see more things that increase tax base. ie, commercial property, over 55 community, etc. More development would help decrease the burden of the taxpayer. We need to make Seymour more attractive to developers, ie, residential & commercial and simplify our regulations.

**Question #5: Ms. Rogalski asked what opportunities are there? What new things can be made to make Seymour better? What do you hope to see in Seymour's future?**

Members of the committee and public responded as follows:

-Make Seymour more livable -- more arts, entertainment, communication, and community initiatives. Have a broad focus of bringing the community together by increasing pedestrian activity in town.

-Would like to see more of a variety of businesses come into town. We have the same types of restaurants.

-Would like to see more community spirit. Would like to see more students performing community service. Would like to tie in school with community events with more civic orientation.

**Question #6: Ms. Rogalski asked what are the questions that have not been asked yet?**

Members of the committee and public responded as follows:

-the online survey went out today, also gmail address to send email comments to:

[www.seymourct.org/plan-of-concervation-development](http://www.seymourct.org/plan-of-concervation-development)

-Can we limit amount of lower income housing? Would like to see more of a mix of low to high end homes.

-How do we improve rail service? Who do we contact to discuss/comments and concerns? Ms. Rogalski can bring concerns to the Transit Development Committee.

-Would like to see a walkway/trails. Shelton has a great river walk. Would like to see something like that to connect Seymour to Beacon Falls.

-Would like to see more river access (kayaking, etc.)

Ms. Rogalski thanked everyone for their input and comments.

Meeting adjourned at 7:33 p.m.

Respectfully Submitted,



Kelly Forsyth