

# SEYMOUR PLANNING & ZONING COMMISSION

Regular Meeting Minutes  
August 13, 2015  
Norma Drummer Room, Town Hall

COPY RECEIVED  
DATE: 8/19/15  
TIME: 10:15 AM  
TOWN CLERK'S OFFICE

**Members Present:** D. Bitso, W. Birdsell, J. Ziehl,  
**Members Absent:** B. Koskelowski, T. Lavranchuk  
**Others Present:** Bob Looker, Town Planner, Bill Paecht, ZEO

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

## **1. Public Comment.**

There was no one from the public wishing to speak.

## **2. Rolling Hills Acres Section Two Subdivision, Request for Extension of Conditional Approval.**

Don Smith, 56 Greenwood Circle, Seymour was present representing Baker Residential. Mr. Smith stated that the project was approved in 2005 and recent changes in legislation allow the approval to be extended out fourteen years. He stated that they currently have a ten year extension and are now asking for an additional four years, which is allowed by statute for Section Two of the project. He stated that they understand that this would be the last available extension that they could ask for.

**MOTION:** J. Ziehl/W. Birdsell to grant the four year extension for Section Two, Rolling Hills Acres.  
**Motion Carried 3-0.**

## **3. Lot Line Revision, 37 and 39 Moss Avenue.**

Mr. Bitso stated that this application has been withdrawn.

## **4. Change of Non-Conforming Use, 139-145 Davis Road.**

Fred D'Amico and D. Pepe were present. M. D'Amico stated that the property is currently being used as a construction site. There is one large parcel with an existing dwelling and a smaller parcel with the non-conforming use on it. They would like to split the dwelling portion off and are asking for a lot line revision. The property will meet the regulations and have the required frontage. It is a residential use and the remaining portion is a non-conforming use. It will be a different tenant but with a similar use. He presented pictures of the site showing the equipment that is being stored there. The new tenant will be an oil company who is interested in purchasing the larger piece and continuing the business and eventually building a house on it. Mr. Ziehl asked if the non-conforming use ceases does the Commission have the authority to approve a new use. Mr. Looker stated that the Commission does have the authority to change one non-conforming use to another. He stated that the Commission needs to consider that both uses are similar. He also felt the new use will reduce the non-conformity.

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**MOTION:** BW. Birdsell/J. Ziehl to approve the change of non-conforming Use 139-145 Davis Road.  
**Motion Carried 3-0.**

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

Joanna Rogalski, VCOG stated that the on line survey has been getting a good response and there have been 194 responses to date. She stated that some of the comments about what the individuals liked about Seymour included access to highways, parks and the Land Trust trails, schools and public safety and security. She stated that the issues that they would like to see included enhancing the appearance of the town and revitalization of the downtown area. The responses also included the need for more restaurants and expanding the parks and open space. She stated that she has met with different boards and commissions in town as well as reviewing the department head interviews that were done by the Ten Year Strategic Planning Committee. She stated that she has a meeting scheduled with the town planner and economic development director. Ms. Rogalski suggested that the first draft be done by the end of December and then reviewed by the new Commission members. Mr. Bitso stated that he did not see any problem with that and was in favor of it.

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

Mr. Paecht presented his report for the period 6/30/15 to 8/12/15 and reviewed it with the Commission. He stated that the Land Trust received a variance for parking from the ZBA. He stated that they agreed to work with the town and not schedule any events at their building when there are sporting events going on at the fields. He stated that work has started on the bleachers at the football field and the turf work will begin shortly.

### ***9. Minutes, Regular Meeting, June 11, 2015***

**MOTION:** W.Birdsell/J. Ziehl to approve the minutes of the June 11, 2015 regular meeting.  
**Motion Carried 3-0.**

**MOTION:** J. Ziehl/W Birdsell to adjourn the meeting at 7:50 p.m.  
**Motion carried 3-0.**

Respectfully submitted,

  
Maryanne DeTullio