

SEYMOUR PLANNING & ZONING COMMISSION

Regular Meeting Minutes
December 10, 2015
Norma Drummer Room, Town Hall

Members Present: W. Birdsell, T. Lavranchuk, J. Holly, G. Vasas

Others Present: First Selectman Kurt Miller

The meeting was called to order at 7:30 p.m. by Temporary Chairman W. Birdsell.

1. Public Comment

There was no public comment.

2. Election of Officers (Chairman and Secretary)

MOTION: T. Lavranchuk/G. Vasas to have W. Birdsell act as Temporary Chairman.
Motion Carried 4-0.

MOTION: J. Holly/G. Vasas to table the election of officers to the next meeting.
Motion Carried 4-0.

3. Rolling Hills Estates Subdivision, Section Two, Phase One

Mike Horbal and Don Smith were present representing Baker Residential Limited Partnership. Mr. Horbal stated that this subdivision was approved several years ago for a total of 125 lots. He stated that they had requested that Planning & Zoning approve the subdivision into two sections – Section 1 and Section 2. Section 1 has been built out and Section 2 was divided into four phases. They have conditional approval based upon the applicant submitting the bonds and mylars. He stated that they received extensions for Section 2 and now are revising Phase 1 of Section 2. Mr. Horbal stated that originally Phase 1 was for five lots, open space and 250 feet of road. They have now revised Note #31 so that Phase 1 will include Lots 122, 123, 124 and 125 and approximately 250 feet of Rolling Hills Drive. He stated that they are asking for approval of the revised Section 2, Phase 1 portion of the subdivision. He also stated that they understand that they will not receive the approval this evening since the plans have not been reviewed by the town engineer. The bond estimate also needs to be submitted to the town engineer. There are no changes to any lot size or shape and no changes to any easements or utilities that had been previously approved. Mr. Horbal also submitted the application along with the plans.

MOTION: G. Vasas/J. Holly to table to the next meeting so that Town Engineer can review the plans.
Motion Carried 4-0.

SEYMOUR PLANNING & ZONING COMMISSION

Regular Meeting Minutes

December 10, 2015

Norma Drummer Room, Town Hall

4. Housatonic Valley Association

Elaine Labella, Housatonic Valley Association stated that they did an analysis of all the culverts at road crossings and looked at how well they were able to accommodate fish passage. She stated that if the culverts are not sized correctly and there is flooding it can cause problems and wipe out roads. She stated that the analysis has been completed and submitted maps showing the culverts that were analyzed. She stated that they will be looking for additional funding to work with the Town on replacing the culverts with problems. She stated that they looked at Little River which is a trout stream stocked by the DEP and found a wide variety of storm water management issues. She stated that areas with a lot of impervious coverage could be causing some of the problems. She suggested that the Commission ask any applicants to incorporate storm water management practices into their plans.

MOTION: T. Lavranchuk/G. Vasas to change Item #5 to read as follows:

5. To consider and act upon a resolution with respect to the referral of the following project for a report pursuant to Section 8-24 of the General Statutes: construction of a greenway trail along the Naugatuck River approximately from the Tingue Dam Bypass Channel and Fishway Park to the Bank Street Bridge, and related improvements and amenities.

Motion Carried 4-0.

5. To consider and act upon a resolution with respect to the referral of the following project for a report pursuant to Section 8-24 of the General Statutes: construction of a greenway trail along the Naugatuck River approximately from the Tingue Dam Bypass Channel and Fishway Park to the Bank Street Bridge, and related improvements and amenities.

MOTION: T. Lavranchuk/G. Vasas RESOLVED, that the Planning and Zoning Commission of the Town of Seymour approves the following project Pursuant to Section 8-24 of the General Statutes of Connecticut: Construction of a greenway trail along the Naugatuck River Approximately from the Tingue Dam Bypass Channel and Fishway Park to the Bank Street Bridge, and related improvements and amenities; provided that this resolution is for approval of conceptual plans only. The projects are subject to and shall comply with all applicable zoning, site plan, subdivision, inland wetland and other laws, regulations and permit approvals, and this resolution shall not be a determination that the project is in compliance with any such applicable laws, regulations or permit approvals.

Motion Carried 4-0.

SEYMOUR PLANNING & ZONING COMMISSION

Regular Meeting Minutes

December 10, 2015

Norma Drummer Room, Town Hall

MOTION: T. Lavranchuk/G. Vasas to change Item #6 to read as follows:

6. To consider and act upon a resolution with respect to the referral of the following project for a report pursuant to Section 8-24 of the General Statutes: improvements to Rimmon Street, Old Drive, Clifton Street and Pershing Street including reconstruction of and improvements to Rimmon Street and a portion of Old Drive, sidewalk and curbing replacement on Clifton Street and Pershing Street, related improvements and amenities.

Motion Carried 4-0.

6. To consider and act upon a resolution with respect to the referral of the following project for a report pursuant to Section 8-24 of the General Statutes: improvements to Rimmon Street, Old Drive, Clifton Street and Pershing Street including reconstruction of and improvements to Rimmon Street and a portion of Old Drive, sidewalk and curbing replacement on Clifton Street and Pershing Street, related improvements and amenities.

MOTION: J. Holly/G. Vasas, RESOLVED, that the Planning and Zoning Commission of the Town of Seymour approves the following project pursuant to Section 8-24 of the General Statutes of Connecticut: Improvements to Rimmon Street, Old Drive, Clifton Street and Pershing Street including reconstruction of and improvements to Rimmon Street and a portion of Old Drive, sidewalk and curbing replacement on Clifton Street and Pershing Street, related improvements and amenities including but not limited to vertical alignment, drainage work including culvert and catch basin installation and replacement, intersection improvements, installation and improvement of utilities, sidewalks, guardrails, and curbing and rebuilding retaining walls, and related land or easement acquisition, if any; provided that this resolution is for approval of conceptual plans only. The project is subject to and shall comply with all applicable zoning, site plan, subdivision, inland wetland and other laws, regulations and permit approvals, and this resolution shall not be a determination that the project is in compliance with any such applicable laws, regulations or permit approvals.

Motion Carried 4-0.

MOTION: J. Holly/G. Vasas to change Item #7 to read as follows:

6. To consider and act upon a resolution with respect to the referral of the following project for a report pursuant to Section 8-24 of the General Statutes: road paving at French Park and oil tank removal at the Community Center, the Public Works Department building and the Board of Education administration Building.

Motion Carried 4-0.

SEYMOUR PLANNING & ZONING COMMISSION

Regular Meeting Minutes

December 10, 2015

Norma Drummer Room, Town Hall

7. To consider and act upon a resolution with respect to the referral of the following project for a report pursuant to Section 8-24 of the General Statutes: road paving at French Park and oil tank removal at the Community Center, the Public Works Department building and the Board of Education administration Building.

MOTION: J. Holly/G. Vasas, RESOLVED, that the Planning and Zoning Commission of the Town of Seymour approves the following projects pursuant to Section 8-24 of the General Statutes of Connecticut: Road paving at French Park and oil tank removal at the Community Center, the Public Works Department building and the Board of Education administration building pursuant to Section 8-24 of the Connecticut General Statutes, Revision of 1958, as amended, including land clearing and fencing; provided that this resolution is for approval of conceptual plans only. The projects are subject to and shall comply with all applicable zoning, site plan, subdivision, inland wetland and other laws, regulations and permit approvals, and this resolution shall not be a determination that any of the project is in compliance with any such applicable laws, regulations or permit approvals.
Motion Carried 4-0.

MOTION: J. Holly/G. Vasas to add the following item to the agenda (Item #8): To consider and act upon a resolution with respect to the referral of the following project for a report pursuant to Section 8-24 of the General Statutes: construction of a dog park on applicable town property as determined by the town engineer.
Motion Carried 4-0.

8. To consider and act upon a resolution with respect to the referral of the following project for a report pursuant to Section 8-24 of the General Statutes: construction of a dog park at applicable town property as determined by the town engineer.

MOTION: G. Vasas/J. Holly, RESOLVED, that the Planning and Zoning Commission of the Town of Seymour approves the following project Pursuant to Section 8-24 of the General Statutes of Connecticut: Establishment and construction of a dog park to be located at applicable town land as approved by the town engineer, including land clearing and fencing, and other related improvements; provided that this resolution is for approval of conceptual plans only. The projects are subject to and shall comply with all applicable zoning, site plan, subdivision, inland wetland and other laws, regulations and permit approvals, and this resolution shall not be a determination that any of the projects is in compliance with any such applicable laws, regulations or permit approvals.
Motion Carried 4-0.

SEYMOUR PLANNING & ZONING COMMISSION

Regular Meeting Minutes

December 10, 2015

Norma Drummer Room, Town Hall

9. Meeting Dates, 2016.

MOTION: T. Lavranchuk/G. Vasas to approve the meeting dates for 2016 as submitted (~~third~~^{2nd} Thursday of every month – no meeting in November, 2016).

Motion Carried 4-0.

10. Minutes –Regular Meeting – August 13, 2015.

MOTION: J. Holly/T. Lavranchuk to approve the minutes of the August 13, 2015 regular meeting.

Motion carried 3-0-1 with Mr. Vasas abstaining.

11. Public Comment

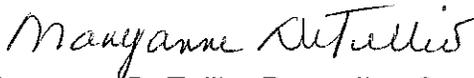
There was no public comment.

MOTION: T. Lavranchuk/J. Holly to adjourn the meeting.

Motion carried 4-0.

The meeting was adjourned at 8:00 p.m.

Respectfully submitted,



Maryanne DeTullio, Recording Secretary