

MINUTES
Public Hearing
Tuesday, February 16, 2016 – 6:00 PM
Norma Drummer Room – Seymour Town Hall

Members present: W. Kurt Miller, Len Greene, Karen Stanek, Annmarie Drugonis, Nicole Klarides-Ditria and Stephan Behuniak (6:09 PM).

Members not present: Al Bruno.

Others present: Town Counsel, Richard Buturla; Sean Walsh, Gayle Bannon, James Buckwalter, Joe Delnicki, Lianna Staffieri, Richard Demko, Fred Dlugowski, Michele and David Foster.

ITEM #1: Call meeting to order.

Meeting was called to order by First Selectman, W. Kurt Miller, at 6:00 PM

ITEM #2: Pledge of Allegiance.

Everyone saluted the flag and recited the Pledge of Allegiance.

ITEM #3: Public comment on the proposed changes to ordinances:

a) Blight

- a. Gayle Bannon, 25 North Street, stated her home is located on a private road. She stated she can see 50 plus tires, caps from vehicles, row bars from vehicles, cabinets, benches and seats from cars, etc. all over her neighbor's backyard. She stated a snow plow has been sitting at the top of the driveway. She had her house on the market twice and potential buyers lost interest in viewing her home when they saw the house next door. She encouraged including private roads as a part of the Blight ordinance. She suggested allowing people to make anonymous complaints.
- b. Sean Walsh, 126 Pearl Street, stated he had previously been involved with the original ordinance change committee. He felt that the problem with the ordinance is the language. He cautioned the board to keep in mind the best intentions and the worst possible abuses. Sean stated the three items that were removed in 2009 blight ordinance change are now being reconsidered. In his opinion, they were removed for a reason and should not be reinstated.

He stated the language with the cars is not really being changed.

From his experience, the back yard was a tough subject and a fine line had to be found. He said the back yard can be seen from a different vantage point. If a neighbor hangs out the third floor window they may be able to see something hidden. He discussed Google Earth allowing you to see into someone's yard across town. He felt that these people should have the right to privacy to use their property as they see fit.

Sean stated the most dangerous aspect of the suggested changes to the blight ordinance is paint. He stated it was removed because it can be subjective. He discussed his personal experience. He stated that it is costly to have a house painted. Sean stated no one knows everyone's situations. He believes an individual's rights to privacy should be taken into consideration. He priced outdoor painting for homes which started at \$3,000 and up.

In 2009 the original ordinance committee consulted attorneys and they felt that the language evaluation the value of a home is very tough. He questioned which would cause a house to lose value; chipped paint or an apartment building getting built down the street. He suggested finding ways to help people.

- c. Joe Delnicki, 52 Birchwood Road, inquired about the provisions being made with regard to false statements. He discussed his personal experience with false statements being made

towards him by his neighbor. He stated there is a conflict with his wife and neighbor and it becomes an issue with the neighbor. He said he understands the concept of not having blight but when it is being abused by neighbors, it becomes a problem.

b) Noise

- a. James Buckwalter, 2 Amber Drive, suggested including equality of life in the noise ordinance. He stated for the past 15 years his neighbor has been playing the drums every day. He could be inside his house with the doors and windows closed and the noise cannot be drowned out. He doesn't call the police anymore because the noise stops before the police arrive. He stated his neighbor is a police officer. The neighbor purchased quieter drums but chooses to use the louder ones. James offered to build a wall and tried to come up with solution. The neighbor would not agree to it. He questioned why his rights to privacy are being denied. When his neighbor has band practice the windows in his home vibrate. He stated the drumming never stops day in and day out.

James read a few excerpts from Meriden's noise ordinance:

Property Lines: "That real or imaginary line along the ground surface and its vertical extension which separates real property owned or controlled by any person from contiguous real property owned and controlled by another person..."

Noise Zone Standards: "A - No person shall, except as provided in this chapter, allow or permit the creation, continuance or maintenance of any noise beyond the property line of his/her premises in excess of the noise levels established in these regulations."

"B- It shall be unlawful for any person to emit or cause to be emitted any noise beyond the property lines or boundaries of his/her premises in excess..."

Prohibited Noise Activity: "The playing of any radio, portable radio, CD player, phonograph or any musical instrument in such a manner or with such volume, particularly during the hours between 10:00 p.m. and 7:00 a.m., as to annoy or disturb the quiet, comfort or repose of persons in any office, or in any dwelling, hotel or other type of residence, or of any person in the vicinity."

He inquired why he is being denied the right to live in his own home. He urged the board to look at both sides in each case.

c) Adult Businesses

- a. None.

ITEM #4: Close Public Hearing.

Motion to adjourn at 6:29 PM

Motion: Nicole Klarides-Ditria

Vote: 6-Yes 0-No

W. Kurt Miller – Yes

Annamarie Drugonis – Yes

Second: Annmarie Drugonis

0-Abstain

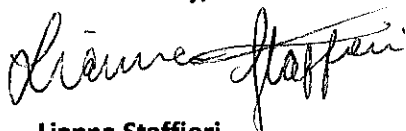
Nicole Klarides-Ditria – Yes

Stephan Behuniak – Yes

Karen Stanek – Yes

Len Greene – Yes

Submitted by,



Lianna Staffieri
Recording Secretary

Reviewed by,



W. Kurt Miller
First Selectman