

SEYMOUR PLANNING & ZONING COMMISSION

Regular Meeting Minutes
January 14, 2016
Norma Drummer Room, Town Hall

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

Others Present: Donald Smith, Town Engineer

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

1. Public Comment

Paul Wetowitz, Fire Marshall stated that he was at the meeting in the event that the Commission needed any information on the site plan amendment for 94-98 Silvermine Road,

2. Election of Officers

MOTION: T. Lavranchuk/G. Vasas to table to the next meeting.
Motion Carried 4-0.

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

Michael Horbal was present for Baker Residential. He stated that an application and site plans to revise Section Two, Phase One were submitted last month. The Commission wanted to review them and have the town engineer also review them. Mr. Horbal stated that there is a new town engineer and he has discussed this with them and Mr. Looker. He stated that the town engineer has not had an opportunity to review the plans at this time.

MOTION: T. Lavranchuk/J. Holly to table to the next meeting
so that the town engineer can review the plans.
Motion Carried 4-0.

4. Subdivision Application, Regional Water Authority.

John Triana, Real Estate Manager for Regional Water Authority was present. He stated that this is a subdivision for a residential house that they own. He stated that the Company purchased land in the past for watershed protection and some parcels included buildings. The Company would rent out these buildings and are now getting out of that part of their business. He stated that they are highly regulated by the Department of Public Health and the land that they own is either Class 1, which is land under the reservoirs, Class 2 which is upland to the reservoirs and Class 3. They cannot sell Class 1 or Class 2 land. They went to the DPH and state legislature and had that amended and have tried to market the properties and nothing sold. He stated that in 2008 they purchased Birmingham Utilities and they had a large parcel of land with houses on it. This application pertains to 189 Maple Street which is 1.56 acres in size and they have carved out a suitable building lot. A small amount of the land is

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classified Class 1. They will be retaining an easement over the property. He stated that both tenants in the homes on Maple Street and Rimmon Street want to purchase the properties. There will be no changes to the properties and this is the only cut allowed. They are seeking a waiver of the open space requirement. This is a large parcel and the remaining land is dedicated open space. The Commission reviewed the maps showing the entire parcel and two lots. He stated that all buildings are within the required setbacks and there is no need for any variances. There will be deed restrictions for protection of the public water supply. The homes will have to remain as single family dwellings. Mr. Lavranchuk stated that this has been submitted as a subdivision plan but a subdivision is usually for three lots and Mr. Looker is looking for a map of three lots. Mr. Triana stated that the first cut is for 59 Rimmon Street and anything after that is considered a subdivision. Mr. Birdsell stated that he spoke with Mr. Looker and he would like to have a recorded subdivision map showing three or more lots. He stated that he will speak with him again on this application before the Commission makes any decision.

MOTION: T. Lavranchuk/G. Vasas to table to the next meeting
Motion Carried 4-0.

5. Site Plan Amendment, Allen Industrial Park, 94-98 Silvermine Road

John Fanotto, Engineer was present for this item. He stated that they are proposing a bulk propane gas distribution center. There will be two 30,000 gallon tanks on concrete pads. The site is 9.9 acres and only a small portion will have the tanks on it. They meet or exceed all setbacks and separation distances. The company will be building all mechanicals and the applicant will be supplying the concrete pad. They have been working with the Fire Marshal who has reviewed the plans as well as the State Fire Marshal. The property is in the G12 Zone and this is an allowable use in that zone. Mr. Birdsell asked if this requires a public hearing and Don Smith, town engineer stated that he was not sure. Mr. Fanotto stated that he spoke with Mr. Looker and since this is an amended site plan it does not require a public hearing. Mr. Birdsell stated that the new town engineer needs to review the plans. Paul Wetowitz, Fire Marshal, stated that he has reviewed the plans and there are still some revisions that are being made to them. They are buffering further than what is required. Mr. Fanotto stated that it has been approved by Inland Wetlands and this will only be a minor disturbance to the site. John Allen stated that this is enforced by the Fire Marshal and are meeting all concerns. Don Smith, representing the Town of Seymour, stated that he has just been appointed town engineer and the application and plans will be reviewed and ready by next month.

MOTION: T. Lavranchuk/J. Holly to table to the next meeting.
Motion Carried 4-0.

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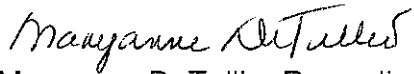
6. Minutes –Regular Meeting – December 10, 2015

MOTION: T. Lavranchuk/J. Holly to approve the minutes of the December 10, 2015 regular meeting.
Motion carried 4-0

MOTION: J. Holly/T. Lavranchuk to adjourn the meeting.
Motion carried 4-0.

The meeting was adjourned at 8:05 p.m.

Respectfully submitted,



Maryanne DeTullio, Recording Secretary