

SEYMOUR PLANNING & ZONING COMMISSION

Regular Meeting Minutes
February 11, 2016
Norma Drummer Room, Town Hall

COPY RECEIVED
DATE: 2/22/16
TIME: 10:40 AM
TOWN CLERK'S OFFICE

Members Present: W. Birdsell, J. Ziehl, T. Lavranchuk

Members Absent: G. Vasas, J. Holly

Others Present: Bill Paecht, ZEO, Brian Nesteriak, Town Engineer,
Atty. V. Marino

The meeting was called to order at 7:30 p.m..

1. Public Comment.

There was no one from the public wishing to speak.

2. Election of Officers

MOTION: T. Lavranchuk/W. Birdsell to nominate Joseph Ziehl for Chairman.
Motion Carried 3-0.

MOTION: T. Lavranchuk/J. Ziehl to nominate Walt Birdsell for Secretary.
Motion Carried 3-0.

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

Mike Horbal was present for this application. He stated that at the January meeting the Commission reviewed the application for Rolling Hills Estates Subdivision, Section 2, Phase 1, which is a four lot subdivision. The plans were given to Town Engineer Brian Nesteriak for his review. He stated that he and Don Smith met with Mr. Nesteriak and inspected the site. A bond estimate was given. He stated that he spoke with Mr. Looker who indicated that the plans were fine and the Commission should give approval this evening. Mr. Birdsell stated that he spoke with Bob Looker and he felt that everything was in order. Mr. Horbal stated that they will provide the mylar which will have to be filed and will post the appropriate construction bond.

Mr. Nesteriak stated that he reviewed the plans and inspected the site. The plans have not really changed from the original Phase 1 approval. Mr. Lavranchuk asked the amount of the bond estimate and Mr. Nesteriak stated that it is \$84,789.00 which is for roadway extension. The roadway will be extended 65 feet and they will be removing a temporary turnaround.

MOTION: W. Birdsell/T. Lavranchuk to approve Rolling Hills Estates Subdivision Section Two, Phase One subject to the mylar being filed.
Motion Carried 3-0.

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4. Subdivision Application, Regional Water Authority.

Mr. Ziehl stated that a request was made that this be tabled.

MOTION: T. Lavranchuk/W. Birdsell to table to the next meeting.
Motion Carried 3-0.

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

The applicant was not present for this application. Mr. Ziehl indicated that Mr. Looker recommended it be tabled.

Mr. Nesteriak submitted a letter which indicated that there are some issues with this application. The applicant is asking to install two 30,000 gallon propane tanks on the site. Mr. Nesteriak stated that he did not feel that the plan complies with the regulations. There will be a large amount of excavation and soil filling done which was not shown on the original plan. He stated that there are no contours shown on the plans and there needs to be more information on the filling operation. Mr. Nesteriak stated that he will contact their engineer for more information.

MOTION: W. Birdsell/T. Lavranchuk to table to the next meeting in order to get more information on the application.
Motion Carried 3-0.

6. Site Plan, 600 Derby Ave., Sale of Landscaping, Garden and Stone Supplies.

Kyle Borgardis, Langan Engineers and Tom Haynes were present. The applicant is planning on moving the landscaping business to this location. He stated that a text amendment was approved to allow this use in the zone. This is a modification to an approved site plan to add this use. They will be maintaining the existing use and adding the landscaping use. The landscaping business is currently located at 15 Franklin Street. The access will be from the existing driveway cut and new parking and outdoor display area will be added for the retail facility. There will be bins located on the site for the storage of landscaping products. There will also be an outdoor covered tent for the storage of some materials. The front of the site will be cleaned up along Route 8. There will be some improvements made to the outside of the building and new lighting installed.

Mr. Nesteriak stated that he is reviewing the plans and has not completed his review at this time. He stated that he needs more clarification on some items. He did indicate that it is a permitted use in this zone.

Mr. Haynes stated that they are planning on moving the store to Seymour but the manufacturing facility will remain on Franklin Street.

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MOTION: T. Lavranchuk/W.Birdsell to table the application to the next meeting so the town engineer can complete his review.
Motion Carried 3-0.

7. Minutes, Regular Meeting, January 14, 2016.

MOTION: T.Lavranchuk/W.Birdsell to approve the minutes of the January 14, 2016 meeting.
Motion Carried 3-0.

MOTION: W. Birdsell/T. Lavranchuk to add to the agenda the report of the Zoning Enforcement Officer.
Motion Carried 3-0.

Mr. Paecht stated that the only change to the proposed budget is to add \$100.00 to the line item for supplies. He also stated that solar panels are becoming very popular and there is nothing about them in the regulations if they are located on the property. He stated that the Commission may want to look into this and how it should be handled. If the solar panels are on a structure that is covered by the regulations but not on the property. Atty. Marino stated that he has a sample of regulations from other municipalities on this and could work with staff and present something to the Commission at the next meeting. Mr. Paecht stated that the Commission may also want to look at the RC3 Zone on Roosevelt Drive which does not really fit there anymore. There have been a lot of inquiries about this area but because of the restrictions in the regulations not much can go there. Mr. Ziehl asked the best way to handle this by a zone change by the commission or on a per application basis. Mr. Nesteriak stated that the Commission may want to look at what is permitted there now and if there are too many restrictions make some changes to the regulations and bulk standards.

8. Public Comments

There was no one from the public wishing to comment.

MOTION: T. Lavranchuk/W Birdsell to adjourn the meeting at 8:25 p.m..
Motion carried 3-0.

Respectfully submitted,

Maryanne DeTullio