

**SEYMOUR PLANNING & ZONING COMMISSION**

Regular Meeting Minutes  
May 12, 2016  
Norma Drummer Room, Town Hall

COPY RECEIVED  
DATE: 6/2/16  
TIME: 10:41 Am  
TOWN CLERK'S OFFICE

**Members Present:** J. Ziehl, W. Birdsell, T. Lavranchuk, J. Holly  
**Members Absent:** B. Koskelowski, G. Vasas  
**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.**

Bill Farris, 13 "Spruce Brook Road, Seymour stated that on the agenda for the April 14, 2016 meeting Item No. 8 referred to review of zoning regulations. He stated that there was nothing in the minutes regarding that item. Mr. Ziehl stated that no action was taken on that matter and it was referred to the town attorney.

**2. Site Plan, Allen Industrial Park, 94-98 Silvermine Road**

Mr. Nesteriak stated that he has not heard anything on this matter. He stated that he knows that they have been working on it for the last several months. Mr. Birdsell stated that he spoke with Bob Looker who told him that he has not heard from anyone on this matter. Mr. Nesteriak recommended that it be denied without prejudice.

**MOTION:** T. Lavranchuk/W. Birdsell to deny without prejudice the site plan for Allen Industrial Parke.  
**Motion Carried 4-0.**

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

Brian Nesteriak stated that the chairman of the Inland-Wetlands Agency asked that this item be tabled another month. Inland-Wetlands Agency is meeting at the end of May and will be reviewing this matter. Mr. Nesteriak stated that the plans have been revised in accordance with his comments and a formal application will be filed with Inland-Wetlands. He stated that the issues are just technical.

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

## SEYMOUR PLANNING & ZONING COMMISSION

Regular Meeting Minutes  
May 12 2016  
Norma Drummer Room, Town Hall

### **4.. Chatfield Farms Subdivision**

Mr. Nesteriak stated that the bank is revoking the letter of credit that was issued for this subdivision. The Town has not heard anything from Mr. Wells, the developer. Mr. Nesteriak stated that he reviewed the approval and stated that there are sidewalks that have not been done and other items that have not been completed. He estimated that the remaining work would total \$196,000.00. He stated that the letter of credit is for \$352,000.00 and he believes that the Town has started steps to call the bond. Atty. Marino stated that one of the conditions of approval was that the bond be in place and at this time the conditions of approval have not been satisfied. He stated that the Town can speak with the developer about replacing the surety. At this point they are still in compliance until the letter of credit expires on July 27, 2016. Atty. Marino stated that he can try and get in touch with them about this matter. Mr. Lavranchukl stated that the Commission has tried to get in touch with them but has received no response. Atty. Marino stated that all steps should be taken to protect the Town. Mr. Ziehl stated that he would like to speak with Bob Looker about this matter. Atty. Marino recommended that this be on the agenda for the June meeting that the Commission will consider revocation of the approval because of the expiration of the bond.

### **5. Lot Line Revision, 7-9 North Benham Road.**

Robert Rich, 9 North Benham Road stated that the lot line revision was granted contingent on no appeal being filed. He stated that no appeal has been filed and the time in which to do so has passed. Mr. Looker would like to have a mylar of the lot line revision. Mr. Rich asked the Commission to sign the mylar.

**MOTION:** T. Lavranchuk/J. Holly to authorize the chairman and secretary to sign the mylar.  
**Motion Carried 4-0.**

### **6. Zoning Enforcement**

Mr. Paecht presented his report for the period April 16 through May 5, 2016. He stated that project at Basement Systems is on schedule and there have been no complaints. Mr. Nesteriak stated that an as-built needs to be submitted for the Maple Street project. He stated that this is more of a zoning compliance issue.

## SEYMOUR PLANNING & ZONING COMMISSION

Regular Meeting Minutes  
May 12, 2016  
Norma Drummer Room, Town Hall

### **7. Minutes, Regular Meeting, April 14, 2016**

Mr. Ziehl noted that he was listed twice as being present and B. Koskelowski was listed as being absent when he was present at the meeting.

**MOTION:** J. Holly/T.Lavranchuk to approve the minutes of the April 14, 2016 meeting with the noted corrections.  
**Motion Carried 4-0.**

### **8. Public Comment**

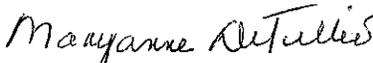
There was no public comment.

### **9. Commissioner's Comments**

Mr. Ziehl stated that a draft of the updated Plan of Conservation and Development will be e-mailed to the members for review. He also stated that the Commission should consider adding some alternate members to the board. Mr. Ziehl stated that the regulations are being reviewed as well as enforcement and fines. Atty. Marino stated that he has not done any review because of budget concerns. Mr. Ziehl stated that he will speak with the First Selectman about this. Mr. Birdsell suggested also speaking with Bob Looker about this.

**MOTION:** T. Lavranchuk/W Birdsell to adjourn the meeting at 7:50 p.m..  
**Motion carried 4-0.**

Respectfully submitted,

  
Maryanne DeTullio