

SEYMOUR PLANNING & ZONING COMMISSION

COPY RECEIVED  
DATE: 9/26/16  
TIME: 8:50 AM  
TOWN CLERK'S OFFICE

Regular Meeting Minutes  
September 8, 2016

Norma Drummer Room, Town Hall

**Members Present:** J. Ziehl, W. Birdsell, J. Hanewicz (Alt.), J. Vasas

**Members Absent:** T. Lavranchuk, J. Holly, B. Koskelowski

**Others Present:** Brian Nesteriak, Town Engineer

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

**MOTION:** W. Birdsell/J. Vasas to seat J. Hanewicz as a regular member.  
**Motion Carried 4-0.**

**1. Public Comment.**

There was no one from the public wishing to speak.

**2. Mylar Endorsement, Lot Line Revision, Lot 22 and Open Space #1, Chatfield Farms Subdivision**

Steven Phumphrey presented the mylar for endorsement.

**MOTION:** J. Vasas/W. Birdsell to have the mylar signed by the Chairman and Secretary.  
**Motion Carried 4-0.**

**3. Site Plan Modification, 25-27 Progress Avenue**

Brian Nesteriak noted that the actual address is 63 Silvermine Road a/k/a 50 Cogwheel Lane.

**MOTION:** J. Vasas/W. Birdsell to modify the agenda to correct the address to 63 Silvermine Road a/k/a 50 Cogwheel Lane.  
**Motion Carried 4-0.**

Washington Cabezas was present for the application. Mr. Nesteriak stated that this is the new headquarters for Basement Systems. He stated that they submitted an as-built to get the certificate of zoning compliance. He stated that the parking lot had changed from what was originally approved and the landscaping also changed. A letter was submitted addressing all comments from the town engineer. Mr. Cabezas stated that the overflow parking area was not built. He stated that they encountered a lot of ledge and that is why it was not done. He stated that there is enough parking on site. They are required to have 137 spaces and they are providing 252 spaces. That is the difference between the as-built and the site plan that was submitted.

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Mr. Nesteriak noted that the original site plan had extensive landscaping on the site which has been cut down substantially. He stated that everything else seems to be complied with.

Mr. Ziehl asked if there is any effect to the neighbors. Mr. Nesteriak stated that there are no neighbors; this is a corner lot. He stated that the site complies with the regulations and they have enough parking. The landscaping is aesthetically different.

**MOTION:** J. Vasas/J. Hanewicz to approve the site plan modification.  
**Motion Carried 4-0.**

#### ***4. Proposed Parking Improvements, Town of Seymour Community Center and Seymour Congregational Church.***

Don Smith, representing the Town of Seymour and Seymour Congregational Church stated that the proposed parking area is to be shared by them. The Church purchased several lots that they have been using for parking. There has been some discussion between the Selectmen and the church about joint parking. They have applied to the DOT because Route 67 is a State road and there is one curb cut there. They have also applied to Inland Wetlands and their application has not been acted upon by that Commission. Mr. Smith stated that he will work with Mr. Nesteriak on the plans. Mr. Vasas asked about maintenance. Mr. Smith stated that there is a maintenance agreement but he was not sure who will be responsible for what.

**MOTION:** W. Birdsell/J. Vasas to table the application to the next meeting.  
**Motion Carried 4-0.**

#### ***5. Plan of Conservation and Development***

Mr. Ziehl stated that he was not sure if the Board of Selectman has taken any action on this. He stated that the Commission could approve it at this meeting.

**MOTION:** J. Vasas/W. Birdsell to approve the Plan of Conservation and Development effective October 1, 2016.  
**Motion Carried 4-0.**

#### ***6. Zoning Enforcement.***

Mr. Paecht was not present at the meeting but the Commission reviewed his report for the period 8/15/16 to 9/1/16.

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### **7. Minutes, Regular meeting, August 11, 2016**

**MOTION:** W. Birdsell/J. Vasas to approve the minutes from the August 11, 2016 regular meeting.  
**Motion Carried 4-0.**

### **8. Minutes, Public Hearing, August 25, 2016**

**MOTION:** W. Birdsell/J. Hanewicz to approve the minutes from the August 25, 2016 public hearing.  
**Motion Carried 4-0**

### **9. Public Comment**

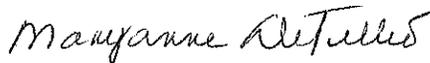
There was no public comment.

### **10. Commissioner's Comments**

Mr Birdsell stated that he wanted to make sure that the members get copies of any correspondence that is submitted regarding any applications that are on the agenda.

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

Respectfully submitted,



Maryanne DeTullio