

COPY RECEIVED
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SEYMOUR PLANNING & ZONING COMMISSION

Regular Meeting Minutes
December 8, 2016
Norma Drummer Room, Town Hall

Members Present: J. Ziehl, W. Birdsell, T. Lavranchuk, J. Hanewicz (Alt),
J. Niezelski (Alt.)

Member Absent: J. Holly, G. Vasa,

Others Present: Bill Paecht, ZEO, Brian Nesteriak, Town Engineer,

The meeting was called to order at 7:30 p.m. by Chairman, J. Ziehl.

MOTION: W. Birdsell/J. Holly to seat J. Hanewicz and J. Niezelski
as regular members.
Motion Carried – 5-0.

1. Public Comment

Don Smith, 56 Greenwood Circle, Seymour was present representing Seymour Housing Authority and SHA Development Corporation. He stated that applications will be filed for a zone change as well as a special permit for 34 Smith Street. He asked to have this added to the agenda.

MOTION: T. Lavranchuk/W. Birdsell to add Seymour Housing
Authority, 34 Smith Street to the agenda as Item #6.
Motion Carried – 5-0.

2. Sec. 8-24 Referral, Sale of 139 Maple St.

Bill Paecht stated that the Town acquired this property and there is someone interested in purchasing it and build a house on the lot. He stated that it is a non-conforming lot at this time and it would make sense for the Town to sell it.

MOTION: W. Birdsell/J. Hanewicz to favorably refer this to the Board of
Selectmen.
Motion Carried 5-0.

3. Extension of Jacko Drive, Acceptance.

Michael Horbal, 52 Main Street was present representing Stanley Jachimowski. He stated that Mr. Jachimowski received P&Z approval in December 2014 for a subdivision and 30 foot extension of Jacko Drive. He stated that since that time Mr. Jachimowski has completed construction of the roads, sewers and all other elements required and turned over the easements for roads and sanitary sewers. Mr. Horbal

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stated that they are asking that a letter be sent to the Board of Selectmen to accept the road. He stated that he has a letter from Town Engineer Brian Nesteriak and also from Jim Galligan, WPCA engineer who stated that the sewers were inspected and are fine. The monuments have been installed and there is no other work that needs to be done. Mr. Horbal stated that there was no bond required for this subdivision and therefore no bond release needed. He felt that there should just be some formal notice that the subdivision and road are complete.

Mr. Nesteriak stated that he spoke with the engineer and town attorney and this request should go directly to the Board of Selectmen. Mr. Horbal stated that normally when a subdivision is approved a bond is set and Planning and Zoning either reduces or releases it when the work is done. In this case there is no bond but he is trying to follow the normal procedures for acceptance. Mr. Nesteriak stated that there were no inspections done during construction of the road and he was never notified that it was being constructed. He stated that he looked at it and it looks fine but he does not know how it was built and what materials were used. Mr. Horbal stated that at the time it was constructed Jim Galligan was the town engineer and now he only does WPCA work. He stated that Mr. Galligan was notified when the sewer line was extended. Stanley Jachimowski stated that he put in new process when it was extended.

MOTION: T. Lavranchuk/W. Birdsell to favorably refer this to the Board of Selectmen.

Motion Carried 5-0.

4. Release of Surety, 336 Roosevelt Drive.

There was no one present regarding this item. Mr. Nesteriak stated that it is an empty lot and was an old gravel pit. There was a small soil and erosion control bond in place. He stated that he looked at the property and it looks stable but no actual stabilization was done. He stated that there is still some erosion occurring. He stated that it is not a major issue but there is some erosion.

MOTION: T. Lavranchuk/W. Birdsell to deny the release of surety for 336 Roosevelt Drive.

Motion Carried 5-0.

5. Meeting Dates, 2017.

MOTION: W. Birdsell/J. Hanewicz to adopt the meeting schedule for 2017.

Motion Carried 5-0.

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6. Seymour Housing Authority, 34 Smith Street.

Don Smith, 56 Greenwood Circle, Seymour was present representing Seymour Housing Authority and SHA Development Corporation. He stated that the Housing Authority purchased this property in 2013 and has been maintaining it since that time. They are in the process of seeking grant funds for transitional housing for young adults. There would be six small efficiency apartments with a common kitchen and living room. He stated that supportive services would be offered to help them. He stated that it is currently zoned R-18. They will be filing an application for a special permit for specialized housing and also a zone change to MF. He stated that they will need two variances from ZBA and have applied for those. He asked to have the public hearings scheduled at the January meeting.

MOTION: W. Birdsell/T. Lavranchuk to schedule both public hearings at the 1/12/17 meeting at 7:00 p.m.
Motion Carried 5-0.

7. Minutes –Regular Meeting –October 13, 2016

MOTION: W. Birdsell/J. Hanwicz to approve the minutes of the October 13, 2016 regular meeting.
Motion carried 5-0

8. Zoning Enforcement.

Mr. Paecht presented his report for the period 11/17/16 – 12/6/16. Mr. Birdsell stated that there are signs on a small island on Franklin Street which are blocking the pedestrian right of way. Mr. Paecht stated that he really does not have any jurisdiction over this but will look into it. He also stated that the sign application can be revised that a sign cannot block the sidewalk.

Mr. Nesteriak stated that a letter was received from John Fanotto regarding 94-98 Silvermine Road. He stated that a site plan for a propane plant was approved and the cease and desist lifted so that drainage improvements could be completed. He stated that they were to submit plans in October and nothing has been filed at this time. They have indicated that plans will be submitted in January. Mr. Paecht stated that he will speak with the town attorney about imposing fines if nothing is filed.

MOTION: T. Lavranchuk/J. Hanewicz to authorize the ZEO to impose fines if a fully completed site plan submittal is not made by 1/4/17.
Motion Carried 5-0.

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9. Public Comments

There was no one from the public wishing to speak.

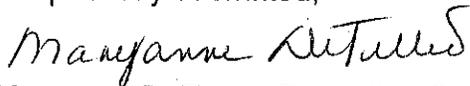
10. Commissioner's Public Comment

There were no Commissioner's public comments.

MOTION: J. Hanewicz/T. Lavranchuk to adjourn the meeting.
Motion carried 5-0.

The meeting was adjourned at 8:20 p.m.

Respectfully submitted,



Maryanne DeTullio, Recording Secretary