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TOWN CLERK'S OFFICE

SEYMOUR PLANNING & ZONING COMMISSION

Public Hearing Minutes
January 12, 2017
Norma Drummer Room, Town Hall

Members Present: J. Ziehl, (7:10) W. Birdsell, J. Hanewicz (Alt.), T. Lavranchuk,
J. Niezelski (Alt.) (7:30), J. Holly

Member Absent: G.Vasas

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

MOTION: T. Lavranchuk/J. Holly to have W. Birdsell be acting chairman.
Motion Carried 4-0.

1. Application for a change in the zoning classification of the properties at 30, 32 and 34 Smith Street from the present R-18 Residential Zoning District to the MF Multi Family Zoning District. A map showing the area of the proposed zone change is on file with the Town Clerk.

2. Application for a special permit for the conversion of the dwelling at 34 Smith Street to provide transitional housing and supportive services for six young adults. The renovated building will contain six efficiency apartments with a common kitchen and living room. The property will be under the ownership of the Seymour Housing Authority and SHA Development Corp. Don Smith, 56 Greenwood Circle, Seymour stated that the ZBA did not have a quorum at their last meeting and the application for variances was not acted upon. A special meeting is scheduled for January 18, 2017.

Atty. Stamos stated that the Commission could grant conditional approval that they would have to come back once they have the need variances. He stated that there is a timing issues with some funding that they are seeking. Mr. Ziehl stated that the Commission could act on the zone change but not on the special permit. Don Smith stated that they would like to have both hearings opened at the same time and Mr. Ziehl stated that they are.

Atty. Stamos stated that they are asking for a zone change from R18 to MF. He stated that Smith Street is a mixed zone.

Atty. Stamos stated that regarding the special permit for 34 Smith Street there is a grass area in the front and back. The project is under the ownership and control of Seymour Housing Authority and there will be six units of transitional housing for individuals between the ages of 18 and 24. There is a six car parking area with additional handicap space for a total of seven spaces. One of the apartments will be handicap accessible. There will also be a small community room and front porch. There will be four units in the lower area and one of those will be handicap. There will be one on the second floor and one on the third floor. There are no exterior alterations

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to the building except for a dormer on the back to get the third floor apartment in. The structure will have sprinklers.

Mr. Ziehl asked what variances they were looking for. Atty. Stamos stated that one was for lot area and they can ask for this since it is under the control of the Seymour Housing Authority. He stated that they are also looking for a variance for lot square and can only provide 100' square. He stated that the project is all part of the Seymour Housing Authority campus. He asked that a finding be made that the proposed use is substantially similar to the housing that Seymour Housing Authority has at the Callahan House.

David Keyser, Executive Director of Seymour Housing Authority stated that their mission is to provide housing for lower and middle income people. He stated that they have developed several projects in the Town of Seymour. He stated that tenants will be screened and there will be staff on hand 24 hours a day.

Trudy Higgins, Vice President of BH Care stated that they are seeking state funding for this project. She stated that they have run a young adult program for many years and now would like to provide housing. This project has been vacant for several years. The residents would be provided with job and skill training. Atty. Stamos stated that they are not transitional and will have to sign leases and the goal is have them ready to move out on their own and find jobs.

Mike Horbal stated that he did the survey for this project. He stated that this would be a good fit and it will correct a zoning problem and should be zoned MF. This project will not cause any traffic problems and will allow Seymour Housing Authority to take care of more citizens.

Mr. Ziehl asked how the application process is done. Trudy Higgins stated that there is the coordinated access network and an applicant would make an appointment and meet with a counselor. She stated that background checks are done. She stated that once they are accepted they are encouraged to move on when they feel they are ready.

Mr. Birdsell asked why 18 to 24 year olds and not veterans. Atty. Stamos stated that an individual could be a veteran.

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Atty. Marino stated that the Commission could act on the zone change but any variances should be obtained prior to any action being taken by this Commission on the special permit.

MOTION: T. Lavranchuk/W. Birdsell to close the public hearing on the zone change and continue the public hearing on the special permit.
Motion Carried 6-0.

The public hearing was closed at 7:45 p.m.

Respectfully submitted,


Maryanne DeTullio, Recording Secretary