

SEYMOUR PLANNING & ZONING COMMISSION

COPY RECEIVED
DATE: 1/24/17
TIME: 9:05 AM
TOWN CLERK'S OFFICE

Regular Meeting Minutes
January 12, 2017
Norma Drummer Room, Town Hall

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

Members Absent: J. Holly

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

The meeting was called to order at 7:50 p.m.

MOTION: W. Birdsell/T. Lavranchuk to seat J. Hanewicz as a regular member.
Motion Carried 6-0.

1. Public Comment.

There was no one from the public wishing to speak.

2. Proposed Zone change, 30, 32 and 34 Smith Street, from Present R-18 to MF Multi Family Zoning District.

MOTION: T. Lavranchuk/J. Holly to approve the application for zone
Change to MF.
Motion Carried 6-0.

3. Special Permit, Transitional and Supportive Services for Six Young Adults, 34 Smith Street.

MOTION: T. Lavranchuk/W. Birdsell to table this matter.
Motion Carried 6-0.

4. Rolling Hills Acres Section Two Discussion.

Mike Horbal, 42 Main Street was present and stated that Baker Residential Limited Partnership received approval in 2005 for the subdivision which included Section One and Section Two. Section One is fully completed. He stated that they would like to have the approval for Section Two made null and void so that they can remove all the individual lots and have one large lot. They cannot remove the existing easements. Mr. Horbal stated that he spoke with Bob Looker about this and Mr. Looker felt that it would be best to go through Planning & Zoning. Mr. Horbal presented a letter and copies of the plans. Mr. Horbal stated that Baker Residential has owned the property for several years and received conditional approval which will expire in August of 2019. He stated that they have moved out of this area and the market does not warrant them to build any homes. He stated that there is no construction going on at this time and the site is stable.

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Mr. Horbal stated that the open spaces parcels have been deeded to the Town of Seymour and that will remain in place. Mr. Ziehl asked what the conditions of the approval were. Mr. Horbal stated that it is usually the posting of the bonds and with conditional approval this does not have to be done until they start work. Mr. Ziehl asked why they don't just let the approval expire. Mr. Horbal stated that at this time they are paying taxes on each of the lots.

Atty. Marino stated that he reviewed the statute and it does not talk about voiding a previously approved application. He stated that he has never come across this type of situation in the past. He stated that they would merge all the lots back and record a new deed and mylar as a merged parcel. He stated that they could come back with a lot consolidation. Mr. Nesteriak stated that there are easements on this property and a large staging area and the site needs to be stable. Mr. Horbal stated that he looked at the site and they would have to grant a drainage easement. Mr. Birdsell felt that more information is needed before the Commission could act on this. Mr. Horbal stated that he felt that they now had some direction and he will go back to the owner and come back to the Commission at the next meeting.

5. Minutes, Regular Meeting, December 8, 2016.

MOTION: T. Lavranchuk/W. Birdsell to approve the minutes of the December 8, 2016 meeting.
Motion Carried 6-0.

6. Zoning Enforcement.

Mr. Paecht presented his report for the period 12/8/16 to 1/7/17. He stated that he spoke with the First Selectman about signs not being put in certain areas. He also stated that the budget needs to be filed next week and recommended that a line item for legal fees in the amount of \$2,500.00 be added.

MOTION: W. Birdsell/T. Lavandhuk to accept the budget.
Motion Carried 6-0.

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7. Public Comment

John Fanotto stated that he would like to give the Commission an update on the Allen Industrial Park. He stated that a site plan is being prepared and there is not activity going on except what was approved. The drainage work is completed. He stated that an as-built will be forwarded to the Town Engineer. They will be moving the propane tanks. There are some stockpiles from the drainage work on the site. He stated that they are in compliance with the previously approved site plan and there is no activity taking place. He will be coming back with a new site plan.

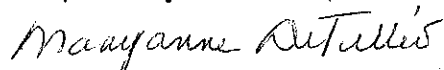
8. Commissioner's Comments

MOTION: T Lavrandhuk/W Birdsell to schedule a special meeting for January 19, 2017 at 7:00 p.m. to continue the public Hearing on the special permit for 34 Smith Street.
Motion carried 6-0.

MOTION: T. Lavranchuk/J. Holly to adjourn the meeting
Motion Carried 6-0.

The meeting was adjourned at 8:30 p.m.

Respectfully submitted,



Maryanne DeTullio