

COPY RECEIVED
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TOWN CLERK'S OFFICE

SEYMOUR PLANNING & ZONING COMMISSION

Regular Meeting Minutes
March 9, 2017
Norma Drummer Room, Town Hall

Members Present: J. Ziehl, W. Birdsell, J. Hanewicz (Alt), J. Niezelski Alt.)
Member Absent: J. Holly, G. Vasas, T. Lavranchuk
Others Present: Bill Paecht, ZEO, Brian Nesteriak, Town Engineer, Atty. V. Marino

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

MOTION: W. Birdsell/J. Ziehl to seat J. Hanewicz and J. Niezelski as regular members.
Motion Carried – 4-0.

MOTION: J. Hanewicz/W. Birdsell to add to the agenda Section 8-24 Referral Smith Street project.
Motion Carried – 4-0.

1. Public Comment

There was no one from the public wishing to comment.

2. Rolling Hills Acres Section Two, Subdivision, Request to Void Approval.

Attorney Dominick Thomas, 315 Main Street, Derby was present representing Baker Residential regarding the termination of Section Two of the subdivision. He stated that this has not been developed at this time. He stated that several years ago the issue came up that the property had not been deeded to the City and roads had not been deeded. Atty. Thomas stated that he met with the town zoning counsel. The open spaces parcels had never been deeded to the town. He stated that all roads have been accepted by the Board of Selectmen but never any deeds done. He stated that they have no intention of going forward with any single family development at this site. Atty. Thomas stated that his client would like this to return to a single parcel of land and not be broken into separate single lots. There is a large open space parcel that is part of Section Two which has a detention basin. He stated that new maps are being prepared which will not include that parcel but the Town will get a drainage easement. There is also a temporary cul-de-sac. The consolidation map will have everything as a single parcel and addresses all easements.

Atty. Marino stated that as long as the Board of Selectmen accepted the roads the deeds will now be recorded. The issue of the open space parcel will be handled by the Board of Selectmen. He recommended that the Commission table this item to the next meeting. Atty. Thomas stated that by the next meeting he will have complete maps and other documents.

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3. Site Plan, Phase One, Multi-Use Development 46-100 Roosevelt Drive.

Mr. Ziehl recused himself from hearing this item.

MOTION: J. Hanewicz/J. Niezelski to have W. Birdsell acting
Chairman.

Motion Carried – 4-0.

Zach Georgina, Juliano Associates was present for the applicant. He stated that Phase One of the project is the vineyard. He stated that it takes two to five years to establish a vineyard. There will be three locations on the site with vineyards. There will be a gravel construction road needed to establish the vineyards. He stated that with the central vineyard they will be clear cutting the brush and doing some grading work and installing soil and erosion controls and detention basins. The southerly vineyard will have increased soil and erosion controls and grading work. The northerly vineyard will be located at the top of the site. Mr. Birdsell asked Mr. Nesteriak if he reviewed this. Mr. Nesteriak stated that he did a thorough review for Inland Wetlands. He stated that this is an excavation project and will need to go to the ZBA. He did not feel that this was something for this Commission to review. Atty. Marino agreed that it was a ZBA matter. 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: W. Birdsell/J. Hanewicz to have J. Ziehl act as Chairman.
Motion Carried 4-0.

5. Request to Address Commission Mrs. Ethel Wegner, 52 Walnut St.

Ethel Wagner, 52 Walnut Street stated that there is a large dead tree on their property that fell. She stated that she spoke with Public Works and the First Selectman about having the Town take down the tree. She presented a map of the site. She stated that Mr. Looker could not determine if the tree is on their property or in the right-of-way. She stated that they believe it is in the right-of-way. She stated that Eversource removed some of the branches that were on the wires. Mr. Ziehl stated that this is out of the jurisdiction of this Commission and is a matter for Public Works. It was recommended that she speak with Tony Caserta.

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4. Zoning Enforcement

Mr. Paecht presented his report for the period 2/8/17 to 3/9/17. He stated that signs are becoming a big issue again and he has been doing a lot of work on the removal of signs.

5. Minutes –Public Hearing and Regular Meeting –January 12, 2017; Special Meeting January 19, 2017

Mr. Hanewicz stated that he was present at the special meeting on January 19, 2017. It was noted that G. Vasas was absent from the January 19, 2017 meeting. It was also noted that the motions at the January 12, 2017 meeting were carried by a vote of 5-0.

MOTION: W. Birdsell/J. Hanewicz to approve the minutes of the January 12, 2017 public hearing and regular meeting with the Noted corrections.
Motion carried 4-0

MOTION: J. Hanewicz/J. Niezelski to approve the minutes of the January 19, 2017 public hearing and regular meeting with the Noted corrections.
Motion carried 4-0

6. Public Comments

There was no one from the public wishing to speak.

7. Commissioner's Public Comment

There were no Commissioner's public comments.

8. Section 8-24 Referral, Smith Street Project.

Mr. Ziehl stated that a letter was received from the First Selectman that the Town will be making improvements at this property. Atty. Marino stated that the Section 8-24 referral is required for any municipal approval.

MOTION: W. Birdsell/J. Hanewicz to recommend favorably on the Section 8-24 Referral to the Board of Selectmen.
Motion carried 4-0.

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MOTION: W. Birdsell/J. Hanwicz to adjourn the meeting.
Motion carried 4-0

The meeting was adjourned at 8:10 p.m.

Respectfully submitted,



Maryanne DeTullio, Recording Secretary