

## **SEYMOUR PLANNING & ZONING COMMISSION**

Regular Meeting Minutes  
December 14, 2017  
Norma Drummer Room, Town Hall

**Members Present:** J. Ziehl, W. Birdsell, J. Brennan

**Member Absent:** J. Holly, J. Hanewicz, J. Niezelski, T. Lavranchuk

**Others Present:** Bill Paecht, ZEO

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

### ***Seating of Alternates***

There were no alternates to seat.

### ***Public Comment***

There was no one from the public wishing to speak.

### ***Minutes, Regular Meeting October 12, 2017***

Mr. Birdsell noted that the votes on all the motion should be 5-0. A motion to approve the minutes with the noted correction was made by Mr. Birdsell, seconded by Mr. Brennan and carried 2-0-1 with Mr. Brennan abstaining.

### ***Zoning Enforcement***

Mr. Paecht submitted his report and stated that he has been receiving a lot of inquiries. He stated that the owner of Allen's Plumbing has been served with a cease and desist order and complaint, which has been returned to court. Mr. Paecht stated that they are working with the town attorney.

### ***Phase Two, Great Oak Residential Community***

Mr. Ziehl stated that a letter was received from James Pendry, Summit Residential LLC withdrawing the application. Mr. Pendry indicated in the letter that a new application will be submitted.

### ***Subdivision, 144 Grand Street***

Michael Horbal, 52 Main Street, Seymour was present for the applicant Chris Byszazdekiecki. He stated that they are proposing a three lot subdivision which will be the existing house and two additional lots. The property is in the R-18 Zone and will be serviced by water and sewer. He stated that Mr. Byszazdekiecki will be giving a strip of land to the Town to widen the right of way on Grand Street and Wood Street. Mr.

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Horbal stated that there is an existing culvert that takes water from the pond above and then into Kerite pond on Day Street. They need to create a level spreader and they feel that the Town should take over the maintenance. This will take the water off of Grand and Wood Streets. He stated that his client is willing to give an easement for this. He met with Public Works and they knew nothing about the storm pipe which is large and difficult to see. Mr. Horbal stated that they are asking for a waiver of the open space fee, which would be \$2,900.00. He stated that they are giving land to the Town and also the easement for the pipe maintenance. He stated that they received approval from Inland Wetlands and also to connect to the sewers for the two new lots. He stated that he has not received any new comments from Town Engineer, Brian Nesteriak. Mr. Horbal stated that he spoke with Bob Looker and he had no comments. Mr. Horbal stated that they made changes that Mr. Nesteriak had previously requested.

Mr. Brennan asked about the trees that will be cleared. Mr. Horbal stated that they will clear some of the trees along the right of way on grand Street which are partially on Town of Seymour property. Mr. Brennan asked how many trees will be cleared and Mr. Horbal stated that it would be at least six.

Mr. Ziehl stated that he spoke with Brian Nesteriak, who said that he looked at the property and he felt that the level spreader area should be maintained by the property owner. He also felt that it would be appropriate for an access easement in favor of the Town of Seymour in the event Public Works needs to get on to the property. Mr. Horbal stated that the applicant is willing to accept those conditions.

Mr. Ziehl stated that the waiver of the open space fee is up to the Board. Mr. Birdsell stated that considering what the applicant is giving to the Town it would be appropriate to waive the fee.

Mr. Birdsell moved to approve the application subject to the applicant maintaining the level spreader and giving an access easement to the Town; the bond to be set by the town engineer and also the issue of the waiving of the fee. The motion was seconded by Mr. Brennan and carried unanimously.

### ***Meeting Dates, 2018***

Mr. Brennan moved that the meeting dates for 2018 will be the second Thursday of each month at 7:30 p.m. The motion was seconded by Mr. Birdsell and carried unanimously.

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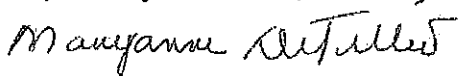
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## ***Solar Panel Regulations***

Mr. Ziehl stated that he has spoken with town counsel and he has a sample of regulations for the Board to review and discuss. Mr. Brennan moved to table this to the next meeting. The motion was seconded by Mr. Birdsell and carried unanimously.

A motion to adjourn was made by Mr. Birdsell, seconded by Mr. Brennan and carried unanimously. The meeting was adjourned at 8:00 p.m.

Respectfully submitted,



Maryanne DeTullio, Recording Secretary