

SEYMOUR PLANNING & ZONING COMMISSION

Regular Meeting Minutes
February 8, 2018
Norma Drummer Room, Town Hall

Members Present: W. Birdsell, T. Lavrandhuk, J. Brennan, J. Niezelski
Member Absent: J. Ziehl
Others Present: Atty. Barbara Schellenberg

The meeting was called to order at 7:30 p.m. by Acting Chairman, W. Birdsell.

MOTION: T. Lavrandhuk//J. Niezelski to seat W. Birdsell as chairman.
Motion Carried 4-0.

3. Seating of Alternates.

There were no alternates present at the meeting.

4. Public Comment

There was no one from the public wishing to speak.

5 Approval of Minutes, Dec. 14, 2017.

MOTION: T. Lavrnachuk/J. Niezelski to approve the minutes of the
December 14, 2017 meeting.
Motion Carried 4-0.

6. Zoning Enforcement

The members reviewed the report from B. Paecht for the period 12/15/17 to 2/7/17.

7. Great Oak Residential Community, Phase Two, 4 Spring Street.

Jim Pendry, owner stated that Inland Wetlands denied their application. He stated that this is a new application being presented. He stated that they received the variance from ZBA and Inland Wetlands has now approved the application. He stated that he is asking to have this application accepted and scheduled for public hearing.

MOTION: T. Lavranchuk/J. Niezelski to accept the application and
schedule for public hearing on March 8, 2018 at 7:00 p.m.
Motion Carried 4-0.

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8. Election of Officers

MOTION: T. Lavranchuk/J. Brennan to table this matter to the next meeting.
Motion Carried 4-0.

9. Subdivision, 144 Grand Street

Jesse Judson, land surveyor was present and stated that the subdivision was approved at the December meeting; however, the legal notice was never published. He stated that they are asking for re-approval. Mr. Brennan noted that there was a question of whether the fees would be waived. He also asked about the open space. Mr. Judson stated that there is some flat area on top and the Town wanted to take some property so that the road could be widened. Mr. Birdsell noted that a letter was received from Town Engineer Brian Nesteriak recommending a \$24,900.00 surety bond. Mr. Birdsell stated that the applicant is giving some land to the Town and also taking down some trees and he felt that the fee should be waived.

Mr. Brennan asked about the easement and Mr. Judson stated that he is working on that now and will be meeting with the town engineer and town planner to review. Mr. Brennan asked how much land will be going to the Town and Mr. Judson stated that it will be approximately one-tenth of an acre. Mr. Lavranchuk stated that he thought the Commission waived the fee last month but the minutes are not clear.

MOTION: T. Lavranchuk/J. Niezelski to re-approve the application and set the bond at \$24,900.00 to cover the costs of the proposed storm water system and soil erosion measure located within and associated with the town's roadway.

Motion Carried 3-0-1 with Mr. Brennan abstaining.

10. Rolling Hills Section Two, Map Endorsement

Mr. Birdsell stated that the Commission does not have all the information on this. Michael Horbal stated that the owner, Baker Residential has tried to get the subdivision voided and also tried to convey to the Town the road right-of-ways, easements for sight lines and drainage and all open space parcels. Mr. Horbal stated that several months ago this was referred to the town attorney and he was told that he approved it. He stated that their attorney, the town attorney and town engineer will be meeting to review this. He also stated that P&Z now has jurisdiction over the town's acceptance of the road.

MOTION: T. Lavranchuk/J. Niezelski to table to the next meeting.
Motion Carried 4-0.

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11. Solar Panel Regulations

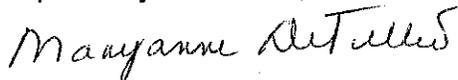
Mr. Birdsell presented information on this to the members for their review.

MOTION: T. Lavranchuk/J. Niezelski to table to the next meeting.
Motion carried 4-0.

MOTION: T. Lavranchuk/J. Niezelski to adjourn the meeting.

The meeting was adjourned at 7:45 p.m.

Respectfully submitted,



Maryanne DeTullio, Recording Secretary