

SEYMOUR PLANNING & ZONING COMMISSION

Regular Meeting Minutes
June 14, 2018
Norma Drummer Room, Town Hall

Members Present: J. Ziehl, J. Brennan, J. Niezelski, C. Bowen

Members Absent: W. Birdsell, T. Lavranchuk

Others Present: Atty. Barbara Schellenberg, Bryan Nesteriak,
Town Engineer

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

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

3. Seating of Alternates.

MOTION: J. Niezelski/J. Brennan to seat C. Bowen as a regular member.
Motion Carried: 4-0.

4. Public Comment

There was no one from the public wishing to speak.

5 Approval of Minutes, May 10, 2018.

It was noted that Item 7 should be a cease and desist order. Town Planner Bryan Nesteriak should be Town Engineer.

MOTION: J. Niezelski/J. Brennan to approve the minutes of the
May 10, 2018 meeting with the noted corrections.
Motion Carried 4-0.

6. Zoning Enforcement Officer's Report

Mr. Paecht submitted his report for May. He noted that John Allen submitted an application to Inland Wetlands. Mr. Paecht stated that he reviewed it and had some comments. He also noted that the litigation is on hold.

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7. Application for Site Plan, 639 South Main Street.

The applicant was present and stated that this is a mixed use project. He stated that there is a lot of cleaning up that needs to be done. He stated that he has been doing in business in Seymour since 2010. He stated that the restaurant will remain. He will be adding two bedrooms and a new kitchen. He stated that nothing will be torn down and there will be a new car garage for parking. The restaurant will be all new inside and there will be ample parking available. Mr. Paecht stated that the application was reviewed by Mr. Looker and approved.

Shaw Walsh, 126 Pearl Street stated that he lives near this property and the previous Business that the applicant had was always kept up. He stated that the Town should foster businesses to come into town and he was in favor of the application.

Stefan Behuniak stated that it is prudent for the Board to allow small businesses to come into town. He was in favor of the application

MOTION: J. Niezelski/J. Brennan to approve the site plan application.

Motion Carried: 4-0.

8. Merger Correction Map (31, 33, 35 Gilyard St.)

Jesse Judson, 52 Main Street state that the parcel was split into three pieces back in the 1980s. In 2005 #31 was subdivided and the lot has been vacant for some time. They are proposing to take some area at #33 to increase #35 and also some added to #31. Mr. Nesteriak stated that they are essentially making one lot more conforming.

MOTION: J. Brennan/J. Niezelski to approve the map.

Motion Carried 4-0.

MOTION: C. Bowen/J. Niezelski to have the acting secretary sign the mylar.

Motion Carried 4-0.

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9. 336 Roosevelt Drive, Release of soil and erosion cash bond for slope stabilization.

Mark Oczkowski, 29 Highland Road, Oxford stated that he purchased 60+ acres approximately 4-5 years ago and gave property to the Land Trust. He kept four acres on Roosevelt Drive and a bond was set for the stabilization of the bank. He stated that work has been done and the bank is stable. Mr. Nesteriak stated that he reviewed it and there are no issues.

MOTION: J. Niezelski/C. Bowen to release the bond.
Motion Carried: 4-0.

10. Solar Panel Regulations (Tabled at previous meeting).

Mr. Brennan stated that there are no regulations in place at this time regarding solar panels and they are handled as an accessory. Mr. Nesteriak stated that the next step would be to schedule a public hearing. Mr. Bowen noted that he did not receive a copy of the regulations and Mr. Nesteriak stated that they will be sent out.

MOTION: C. Bowen/J. Brennan to table one more month.
Motion Carried 4-0.

11. Correspondence

There was no correspondence to review.

MOTION: C. Bowen/J. Niezelski to adjourn the meeting.

The meeting was adjourned at 8:05 p.m.

Respectfully submitted,

Maryanne DeTullio, Recording Secretary