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SEYMOUR PLANNING & ZONING COMMISSION

Regular Meeting Minutes
April 12, 2018
Norma Drummer Room, Town Hall

Members Present: W. Birdsell, J. Brennan, C. Bowen
Members Absent: J. Ziehl, T. Lavranchuk, j. Niezelski
Also Present : Atty. Barbara Schellenberg, B. Paecht,
Town Engineer Brian Nesteriak

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

MOTION: J. Brennan/W. Birdsell to seat Chris Bowen as a regular member.
Motion Carried: 3-0.

MOTION: C. Bowen/J. Brennan to have W. Birdsell act as chairman.
Motion Carried: 3-0.

Public Comment

There was no one from the public wishing to comment.

Commissioner's Public Comment

J. Brennan stated that the Commission has been passing open space waivers and he felt that those are in conflict with the current regulations. He also noted that there are no funds available to update the regulations.

Approval of Minutes Feb. 8, 2018

It was noted that the Commission voted to waive the fees for the subdivision at 144 Grand Street and Mr. Brennan stated that he voted no on that item.

MOTION: C. Bowen/J. Brennan to approve the minutes as amended.
Motion Carried 3-0.

Zoning Enforcement

The Commission reviewed Mr. Paecht's report for the period 2/10/28 – 4/12/18.

Great Oak Residential Community, 4 Spring Street.

Mr. Nesteriak stated that he had no issues with this application and they received the variance. Mr. Bowen stated that there was some question regarding the paving and he asked how long to get it fixed. Mr. Nesteriak stated that the entire parking lot needs to be paved and the owner has indicated that it will be done. Mr. Brennan noted that one of the comments from the Town Engineer was that his recommendations be done prior to the issuance of the first c/o. Mr. Nesteriak stated that the work will be done after the sixth c/o is issued so that the first building would be completed.

MOTION: J. Brennan/C. Bowen to approve the application.
Motion Carried: 3-0.

Subdivision, 144 Grand Street

Jesse Judson representing the applicant stated that there have been some minor revisions and he was hoping to get the mylar signed but the bond is not in place. He stated that the Town can hold the mylar.

Mr. Nesteriak stated that he had no problem signing the mylar and will hold it in the office until the bond is posted. He stated that this application has already been approved.

MOTION: C. Bowen/W. Birdsell to have J. Brennan sign the mylar.
Motion Carried: 3-0.

Change in Non-Conforming Use, 52 Skokorat St., Truck Terminal to Well Pump Service (Sec. 11.5 Zoning Regulations).

Richard Hallet was present and stated that he has a water pump business and nothing will be sold there. It is a delivery service during the daytime. Mr. Nesteriak noted that this is located in a residential zone and it is currently a non-conforming use and they are asking to change the use. Mr. Paecht noted that this use will be a reduction in traffic. Mr. Birdsell felt that it was equally non-conforming. Mr. Brennan stated that he looked at it and also spoke with neighbors who thought this would be a better use. The existing fuel pump will be removed. Mr. Bowen stated that he felt this would be a better use.

MOTION: C. Bowen/J. Brennan to approve the change of use.
Motion Carried: 3-0.

MOTION: W. Birdsell/C. Bowen to add 16 Progress Drive, Basement Systems to the agenda.
Motion Carried: 3-0.

Rolling Hills Section Two, Map Endorsement

Mr. Nesteriak stated that he spoke with the attorney and this was already approved by this Commission with conditions that certain things be done before the endorsement of the map.

66 Progress Drive, Basement Systems

Siyuan Cao, project manager representing Basement Systems was present. He stated that Lot 11 is 6.66 acres and a large part of Lot 10 is being added for a total of 11.4 acres in the GI-2 Zone. There are no wetlands on the property. He stated that they are asking for site plan approval. The building will be used by Thule as a fabrication center. He stated that the building will be a manufacturing operation, with storage. The lot will be served by public water and sewer. He stated that they are under the impervious coverage and it meets all setbacks.

Mr. Nesteriak noted that they need to go to Inland Wetlands for review and the Commission cannot vote on this until Inland Wetlands makes a decision. He also stated that he just received this and will review and will have some comments.

MOTION: J. Brennan/C. Bowen to table to the next meeting.
Motion Carried: 3-0.

Solar Panel Regulations

MOTION: J. Brennan/C. Bowen to table to the next meeting.
Motion Carried: 3-0.

Election of Officers

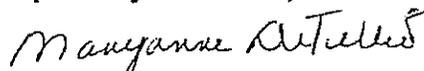
MOTION: J. Brennan/C. Bowen to table to the next meeting.
Motion Carried: 3-0.

W. Birdsell asked what was happening with Allen's and Mr. Paecht stated that they presented site plans and are waiting for review by the town engineer. He stated that there is a court date in May. Mr. Nesteriak stated that they submitted an Inland Wetlands application and he notified the attorney that the application is incomplete. He stated that the applicant is working on getting things done and it will have to go to Inland Wetlands. Mr. Paecht stated that the attorney are discussing the matter.

MOTION: C. Bowen/J. Brennan to adjourn the meeting.
Motion Carried: 3-0.

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

Respectfully submitted,



Maryanne DeTullio, Clerk