

SEYMOUR PLANNING & ZONING COMMISSION

Public Hearing Minutes

November 8, 2018

Norma Drummer Room, Town Hall

Members Present: J. Ziehl, W. Birdsell, J. Brennan, L. Sloat, J. Niezelski,
C. Bowen

Member Absent: G. Vasas, J. Holly, j. Lavanchuk

Others Present: Bill Paecht, ZEO, J. Baldwin, Bryan Nesteriak, Town
Engineer, C. Kochran

Seymour Planning and Zoning Commission will hold a continued public hearing on November 8, 2018 at 7:00 pm in the Norma Drummer Room, Seymour Town Hall, 1 First Street Seymour CT 06483 for the following application:

Application for a site plan review of a proposed Wendy's Restaurant – Property located at 160 Bank Street, Seymour CT. This is a fast food restaurant, this is subject to requirements of a special permit under Section 5.4 (P\$) of the Town of Seymour Zoning Regulations.

David Sacco, TPA Design Group, engineer for the project stated that this is a vacant lot adjacent to the Walgreen's and subject to special permit. He stated that he provided a letter to the Town. He stated that there was a previous site plan approval for this lot. They have Inland Wetlands approval. The site coverage is similar to what was approved before. He stated that he is working with the town engineer regarding the stormwater management plan and other issues. He stated that there are two lots – the Walgreen's lot and the proposed lot for Wendy's which is sold for that purpose. The parties have agreed to a lot line revision. There is an existing common driveway and they are proposing to shift the lot line so the driveway will remain with the Walgreen's parcel. Wendy's will be a stand alone lot and there will be an easement regarding the driveway. He stated that when Walgreen's developed the stormwater discharge chamber it was done so that Wendy's could connect. He stated that there a number of catchbasins and a sub-surface infiltration chamber as well as a new pole for electricity. Gas and water are already at the site. A landscaping plan was also submitted.

J. Ziehl asked if there was going to be any blasting and D. Sacco stated that there will not be any blasting. There will be some rock excavated but it will not be blasted. D. Sacco stated that there are underground utilities. L. Sloat asked about moving the lot line and if the easement agreement covers maintenance. D. Sacco stated that Walgreen's will retain ownership and will be responsible for maintenance. D. Sacco stated that there is a certification statement on the plans that they will be comply with the town engineer's conditions. Chris Buter representing the applicant stated that they will agree to the conditions. J. Ziehl recessed the public hearing in order to get comments from Bryan Nesteriak.

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Public Hearing Minutes

September 14, 2017

Norma Drummer Room, Town Hall

J. Ziehl asked for any public comment. Robert Branch, 29 George Street felt that the change of use will have a negative impact on the neighborhood. He was concerned with the odor from a fast food restaurant and how this will impact property values. He did not feel that this was the best site for this.

Lee Heller, 34 George Street was concerned about the odors and blasting. She stated That she had some damage to her property from the Walgreen's project.

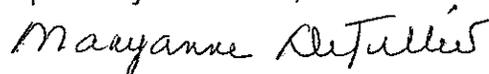
D. Sacco stated that there will not be any blasting and they will be using construction Equipment to remove the rock. J. Ziehl stated that the applicant has agreed that there will be no blasting on site. D. Sacco sated that it is a permitted use in the zone and they are not proposing a new curb cut and it is a signalized intersection. He stated that there is a wall behind so it is pretty isolated from the neighbors. C. Buter stated that the hoods are required to be filtered so that will cut down on odors. She stated that they are excited about coming to Seymour.

B. Nesteriak stated that they have made some revisions after the Inland Wetlands Hearing. C. Bowen asked Lee Heller what damage she had and L. Heller stated that Her water main was broken and there were cracks to the foundation and she had to Add a drain because of water in her basement and there were also some sewer problems.

MOTION: J. Brennan/J. Niezelski to close the public hearing.
Motion Carried 5-0.

The public hearing was closed at 7:40 p.m.

Respectfully submitted,



Maryanne DeTullio, Recording Secretary