

SEYMOUR PLANNING & ZONING COMMISSION
Public Hearing Minutes
April 11, 2019

Members Present: W. Birdsell, J. Niezelski, J. Brennan, T. Lavranchuk, C. Bowen

Members Absent: J. Ziehl

Also Present: B. Paecht, J. Baldwin, B. Nesteriak, M. Marganski

The public hearing was opened at 7:00 p.m.

Various changes to the allowed uses within the RC-3 Zone. A list of changes is available in the Town Clerk's Office.

Various changes to Section 10.1 (Garden Apartments, Town Houses, Elderly Housing) of the Zoning Regulations. A summary of the changes is available at the Town Clerk's Office.

W. Birdsell read the notice of the public hearing.

Jesse Judson, 52 Main St., Seymour spoke about the proposed changes and felt that they will make it easier for commercial development. He stated that Section 9.3.3f regarding no parking within 25' of the street line could be a problem. He stated that there are areas in town where this would be difficult. He felt that if it were changed to 5' or 10' it would be easier especially along Route 34.

Richard Demko, 20 Greenwood Circle on behalf of the ZBA stated that they discussed these changes at their meeting and were unanimously in support of them.

Julie Nindzel, 50 Briarwood stated that she was in support of the changes. She felt that the development of commercial properties is needed.

C.B owen noted that the map shows Squantuk as all residential. T. Lavranchuk noted that there is not much commercial space in Seymour. B. Nesteriak stated that it could be split into two zones; one inside and one outside the aquifer protection area. J. Brennan stated that he had several concerns. He felt that senior housing would be better than multi-family.. He was also concern ed with changing Section 10.1 and septic systems and not requiring public water. He felt that this could be a safety issue. B. Nesteriak stated that there is public water in that area. B.Nesteriak stated that most multi family developments are one-two bedrooms and there are not a lot of children in these developments.

J. Baldwin stated that there are regulations that have to be followed in the flood zones, which are in the regulations at this time. He also stated that it would come back as a

special permit. W. Birdsell felt that changes are needed in that area. T. Lavranchuk stated that he was concerned with the narrowing of the driveways. B. Nesteriak stated that the general trend is to reduce the impervious areas. He also noted that there are many roads in towns that are 20'. J. Baldwin stated that these are private roads. C. Bowen stated that he was thinking about emergency vehicles. J. Baldwin stated that would not be a problem. He also noted that the projects are reviewed by the fire marshal. B. Nesteriak stated that this also reduces the cost of the development; which is another incentive to a developer. He noted that this is not for public roads, only private roads. M. Marganski stated that he did not feel that this would be much of a hindrance to emergency vehicles. J. Brennan stated that this increases density and lot coverage. B. Nesteriak stated that the lot coverage was always 30% and there are not a lot of changes to the building development. Letters from Regional Water Authority, Aquarion Water, DEEP and staff referral reports from COG, Naugatuck Valley Council of Governments and So. Central CT Council were introduced into the record.

The public hearing will be continued to the next regular meeting.

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

Maryanne DeTullio, Rec. Sec.