

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

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

Members Absent: J. Ziehl, T. Lavranchuk

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

The public hearing began at 6:50 p.m.

Proposed Section 18 text change.

Atty. Dominick Thomas, 315 Main Street, Derby stated that the zone text changes pertain to the R-40 Zone. This will permit unique uses on a larger parcel. It will also address alternate uses type of housing that is in more suburban areas with lower density and preservation of land. The purpose is to allow this on large parcels (20 acres) and gives the Commission the ability to address concerns. He stated that he is looking at specific sites that a client is interested in. It will increase density. J. Brennan asked how many can be three bedrooms and also handicap accessible. Atty. Thomas stated that only up to 10% of the units proposed are to be handicap accessible. J. Brennan asked about open space and how to determine what is necessary. Atty. Thomas stated that the determination is made as to where it is located.

Julie Nintzel, 50 Briarwood asked about the 2.5 buildings per acre. Atty. Thomas stated that it would be 2.5 units per acre based on the 20 acres. The building may have one to four units. He stated that they looked at parcels in the R-40 Zone. C. Bowen asked how open space is defined and if the open space would be owned by the Town. Atty. Thomas stated that it would be deeded to the Town; the Land Trust or by conservation easement. B. Nesteriak stated that there is nothing in the draft regulation regarding parking and setbacks. Atty. Thomas stated that would be left up to the discretion of the Commission. B. Nesteriak stated that it is a very restrictive regulation. J. Brennan asked about parking and open space and J. Baldwin stated that there are standards now.

There was no further public comment and the public hearing was closed.

June 13, 2019 regular meeting as corrected.

Motion Carried: 4-0.

Respectfully submitted,

Maryanne DeTullio

SEYMOUR PLANNING & ZONING COMMISSION
Regular Meeting Minutes
July 11, 2019

MOTION: C. B owen/J. Niezelski to approve changes to the zoning Regulations and table of permitted uses as listed by staff.
Motion Carried: 4-0.

Preliminary discussion on changes to the zoning regulations.

The members felt that there should be some regulations regarding food trucks and pop-up vendors. There are concerns with parking and other issues. M. Marganski stated that something will be put together for review.

Correspondence

There was no correspondence to review.

MOTION : C.Bowen/J. Niezelski to adjourn the meeting.
Motion Carried: 45-0.

The meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Maryanne DeTullio