

SEYMOUR PLANNING & ZONING COMMISSION
Regular Meeting Minutes
September 12, 2019

Members Present: J.Ziehl, C. Bowen, T. Lavranchuk, J. Brennan

Members Absent: W.Birdsell, J. Nizelski

Also Present: B. Paecht, J. Baldwin, B. Nesteriak, M. Marganski, K. Resenfeld, Town Planner

The meeting was called to order at 7:05 p.m.

Seating of Alternates

MOTION: T.Lavranchuk/J. Ziehl to seat C. Bowen as a regular member.
Motion Carried: 4-0.

Public Comment

There was no one from the public wishing to speak.

ZEO Report

B. Paecht stated that the definition of food vendors has been completed.

Approval of Regular Meeting Minutes, August 8, 2019

It was noted that C. Bowen was an alternate and did not vote on any motions. The vote should have been 3-2.

MOTION: T. Lavranchuk/C.B owen to approve the minutes with the noted
Correction.
Motion Carried: 4-0.

Ajello's GreatHillestates Parcel C -#4 Ajello's Farm Road – Parcel Merger Plan.

J.Judson was present for the applicant and stated that the subdivision was approved in 1989. #6 Ajello's Farm Road is approximately 50,000 s.f. and #4 is a vacant parcel. Both are conforming to zoning. He stated that they would like to merge the two parcels and would like to have the mylar signed. J. Baldwin stated that this would be a lot line revision and also stated that both parcels are conforming.

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MOTION: C. Bowen/T. Lavrnchuk approve the lot line revision and have
The mylar signed.
Motion Carried: 43-0-1 with J. Ziehl abstaining.

MOTION: C.Bowen/J.Ziehl to have T. Lavranchuk act as temporary chairman.
Motion Carried: 4-0.

**756 Derby Ave. Section 5.2 Manufacturing, Fabrication or Assembly of Products
C-2 Zone. "E" Special Use Classification.**

Louis Catanio was present and stated that a cabinet manufacturer purchased the property and is moving his business into the building. He presented that plan and stated that there will be office space as well and the other. He stated that he met with the Fire Marshal. There is parking in front of the building and a driveway along the side. J. Baldwin stated that in the C-2 Z one there was never manufacturing there before. He noted that there will be some improvements made to the area. The use is similar to what was there.

MOTION: C. Bowen/T. Lavranchuk to approve the continued use at
756 Derby Avenue classified as a Special E zoning classification.
Motion Carried: 4-0.

High Ridge Estates Subdivision Expires, and Abandonment

Atty. Robert Borelli was present representing the owners. He stated that in 2004 the subdivision was approved but no work has been done to date. The Inland Wetlands and zoning permits have expired. The site is approximately 25 acres and they would bring it back to one parcel. B. Nesteriak stated that the subdivision was approved and lots subdivided. They are asking to consolidate back into the original stated. He stated that a reverified map needs to be updated. The ownership never changed.

MOTION: T. Lavranchuk/C. Bowen to table this item.
Motion Carried: 4-0

Proposed Section 18 Text Change.

J. Ziehl noted that the public hearing on this was closed. K. Resenfeld presented his recommendations regarding this. C. Bowen stated that it is mandatory 20 acres and felt that might be a little restrictive and suggested making it less. K. Resenfeld stated that 40% is going to be open space. He stated that it could be 15 acres which would still allow for good open space. J. Brennan asked the benefit of energy efficiency and K.

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Resenfeld stated that it is less of a carbon imprint. He also noted that some will be handicap accessible. C. Bowen stated that there was a referral report from VCOG with the benefits to the Town. B. Nesteriak stated that a draft of the regulation will give staff some discretion of what you can include.

MOTION: T. Lavranchuk/C. Bowen to table to the next meeting.

Motion Carried: 4-0.

\$45 & #100 Roosevelt Dr.- Site Plan Application

J.Ziehl excused himself from hearing this matter.

M.Marcinek was present representing M. Niski. He stated that they received the comments from the town engineers and made changes to the plans but have not heard back. M. Niski stated that this was always rock quarry and is vacant. They are proposed three buildings the lower one will be commercial/residential. The middle building will be an ice cream and wine shop and the other a residence. There will be one entrance and parking throughout the site. He stated that one vineyard has already been planted. They have lowered the runoff to Route 34. He noted the turning radius so that tractor trailers can turn around without a problem. He stated that they will be submitting updated calculations to the town engineer for review. All utilities will be underground and there is public water. He stated that they are in talks with the Army Corp regarding two ponds and the stream on site. He stated that the retail is below and residential at top of site. There will be no restaurant. The ice cream shop is on the north side of the building. B. Nesteriak stated that he was concerned with tractor trailer trucks going up and turning around.

MOTION: J. Brennan/C. Bowen table for town engineer review.

Motion Carried: 4-0.

MOTION: T. Lavranchuk/C. Bowen to have J. Ziehl be chairman.

Motion Carried: 4-0.

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

Bladen's Ridge Affordable Housing Development – Text Change – Zone Change.

Atty. Lisa Fineberg stated that the proposal is for a 90 unit multi- family development. The text change would be for affordable housing. She stated that no report has been received from Inland Wetlands and noted that a public hearing should be scheduled.

MOTION: C. Bowen/T. Lavranchuk to schedule a public hearing at 6:30p.m.
On October 19, 2019.
Motion Carried: 4-0.

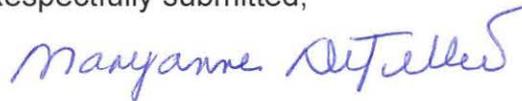
Correspondence

There was no correspondence to review.

MOTION : T.Lavranchuk/C.Bowen to adjourn the meeting.
Motion Carried: 4-0.

The meeting was adjourned at 8:35 p.m.

Respectfully submitted,



Maryanne DeTullio