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TOWN CLERK'S OFFICE

SEYMOUR PLANNING & ZONING COMMISSION

Public Hearing Minutes
March 21, 2019
Norma Drummer Room, Town Hall

Members Present: J.Ziehl, W. Birdsell, J. Niezelski, J. Brennan, T. Lavranchuk,
C. Bowen, L. Sloat (Alt.)

Others Present: Bill Paecht, J. Baldwin, B. Nesteriak, M.Marganski

The public hearing was opened at 7:00 p.m. Chm. J. Ziehl read the Notice as follows:

The Seymour Planning and Zoning Commission will conduct a public hearing on March 21, 2019 at 7:00 p. in the Norma Drummer Room; Seymour Town Hall, 1 First Street, Seymour, CT 06483 for the following application(s):

1. Various changes to the allowed uses with the RC-3 Zone. A list of the Changes is available in the Town Clerk's Office.
2. 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.

J. Ziehl stated that some changes are proposed to the RC-3 Zone which are better regulations for a developer to work with. He stated that the hearing will be kept open until next month to get any more setback and guidance.

Brian Nesteriak stated that they are trying to do the work on updating the zoning Regulations. He stated that he looked at the overall town and what was lacking in development. He stated that the Route 34 corridor and multi-family development were lacking. He stated that some additional flexibility has been added to the regulations. He stated that they identified a number of commercial uses not allowed in the RC-3 Zone. They have added some uses after contacting DEP and found that some were contrary to the aquifer protection zone. He stated that RC-3 and Aquifer do not line up perfectly. He stated that the zone could be split into two; one with aquifer and one without. The overall intention may try to encourage more commercial development.

J. Ziehl asked if gas stations or funeral homes are allowed in the aquifer protection. B. Nesteriak stated that they are not but a developer could ask for an exception: He stated that it has something to do with hazardous materials. He is recommending that in the aquifer protection zone uses are not allowed that are contrary to the regulations. J. Ziehl stated that the regulations should not be overly burdensome. He also stated That multi-family in the entire town would increase the tax revenue with no cost to the Town and there would be lower percentage of children for the school system. He also stated that there are multiple layers of restrictions which makes it difficult to develop. They should be streamlined and simplified but still give the Commission

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some control over it. B. Nesteriak stated that in the entire town there are only a few lots that could support multi-family development. He also noted that the aquifer does not restrict multi-family.

B. Nesteriak stated that he would propose to increase garden apartments from two stories to three stories and allow a 10' roadway there. He stated that density is the same for garden apartments. He felt that requiring a five foot is limiting. J. Ziehl Asked about septic systems and if it is an engineered system and fails what happens. B. Nesteriak stated that the DEP or Department of Public Health will come out and make the owners take appropriate steps. He also stated that with large systems regular monitoring is necessary. He also stated that they cannot get a building permit until They have approval from DEP or Department of Public Health.

J. Ziehl asked if the changes being discussed are comparable to other towns. B. Nesteriak stated that they are about the same or more constrictive. J. Ziehl stated that we should be monitoring and promoting development of properties and at the same time protect certain areas.

B. Nesteriak stated that approximately 83% of the RC3 Zone is in the aquifer protection area. J. Baldwin stated that multi-family can be any where from two stories up. He also noted that everything would have to come back to the Board for review and approval.

J. Ziehl asked for any public comment.

Lou Iannone, owns of property on Route 34 asked about ways to enhance properties and the tax base. He stated that flood plain restrictions on properties are a problem. He also noted that there are no sewers on Route 34 and felt that the Commission should look at getting sewers there. J. Ziehl stated that the Commission only has control over the zoning regulations.

L. Iannone stated that the RC3 has depressed values and commercial does not fit in a residential area; it limits value.

Bob Markowski, one Earthworks on Route 34. He stated that under the regulations his use is not listed. He would like to have stores and apartments B. Nesteriak stated That this would be by special permit. B. Markowski stated that he did not feel that there would be a problem with septic systems in that area. J. Baldwin noted that there has been some mixed use that has been approved and the Building Code allows for missed use and so does the Fire Code. He stated that a developer would need to go to the ZBA.

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Bill Farris, 13 Spruce Brook Road owns property on Bank Street. He stated that there is multi-family behind his property and he has some concerns about multi-family. He stated that his biggest concerns are with the setbacks and the width of the road.

Barbara Nimons, Squantuck Road asked if a traffic study was done. She stated that Roosevelt Drive is a very hazardous road and the traffic is awful. B.Nesteriak stated That the Commission could ask for a traffic study. J. Baldwin noted that Route 34 is a State road.

Lauren Chirgwin, Squantuck Road stated that she had a problem with reducing the road Width and grades. B.Nesteriak stated that this relates to the interior roadways within a Development and it is something that can be looked at.

Julie Nintzel, Briarwood Drive stated that the Town needs to do something to bring in Development. She stated that she is concerned about the road size and the traffic.

Phil Anacone, 177 Roosevelt Drive felt that Route 34 should be made a scenic route which would get rid of the tractor trailers.

Jesse Judson, 52 Main Street stated that RC3 is too restrictive and there is a lot of Potential for commercial development. He felt that septic systems would do well in that area. He also felt that multi-family should be by special permit which would require a Public hearing.

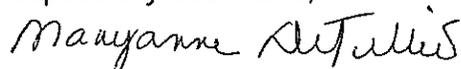
G. Griffith, owner of 375 Roosevelt Drive was in favor of anything that could bring development to the Town.

Leon Sloat stated that the Economic Development Commission meets every month and suggested going to their meetings and expressing opinions to them.

MOTION: W. Birdsell/T. Lavranchuk to continue the public hearing.

Motion carried: 6-0.

Respectfully submitted,



Maryanne DeTullio, Recording Secretary