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## SEYMOUR PLANNING & ZONING COMMISSION

Special Meeting 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 meeting was called to order at 8:25 p.m. by Chairman, J. Ziehl.

### 3. *Seating of Alternates*

**MOTION:** W. Birdsell/J. Niezelski to seat Chris Bowen as a regular member.  
**Motion Carried: 5-0.**

### 4. *Public Comment*

There was no one from the public wishing to speak.

### 5. *Approval of Minutes; February 14, 2019*

Item #6 should be that the Commission is reporting their approval of the proposal to sell the property.

**MOTION:** T. Lavranchuk/W.Birdsell to approve the minutes with the noted  
Correction.  
**Motion Carried: 5-0.**

### 6. *29 Lakeview Avenue*

***Requesting approval for an in-law addition to a single family  
Residence in a C-2 Zone.  
Reference Table of permitted uses Section 5.2= E Use and  
Section 5.3 = NoteC32***

Scott Farquharson was present representing the owner. They are proposing an in-law Apartment. The property is in the R-18 Zone and an updated survey revealed that it is in the C-2 Zone. The addition will be 18 x24 and is replacing an existing deck. It will be one story. The lot is non-conforming and very small. This is a residential area with no commercial development. It meets the regulations for an in-law apartment and will be just a little larger than the deck that is there now.

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J. Baldwin stated that the accessory use to a residence is permitted by needs to come before the Board. There is no change in use and it meets the setbacks.

**MOTION:** T. Lavranchuk/C.Bowen to approve the special permit.  
**Motion Carried: 6-0.**

### **7. #85 Grand Street & #104 Day Street – Lot Line Revision.**

Jesse Judson, 52 Main Street stated that both parcels are in the GI-2 Zone. 85 Grand Street is 46,941 s.f. with an existing house and garage. 104 Grand Street is 40,000+ s.f. with an existing industrial commercial building on it. They are proposing to revise the lot line and transfer a 110' wide strip from 85 Grand St. to 104 Day Street. He stated that Grand Street is all residential and they went to the ZBA and they Approved the variance and reduction. He stated that they are asking for an endorsement on the mylar. J. Baldwin stated that the ZBA granted the variances and approved the lot line revision.

**MOTION:** T.Lavranchuk/W. Birdsell to approve the lot line revision and have the Chairman sign the mylar.  
**Motion Carried: 6-0.**

### **8. ZEO Report**

B. Paecht presented his report for the period 1/29/19 to 2/20/19 and stated that he issued a cease and desist order for 126-130 South Main Street. He also stated that he sent a letter to the owners of 46 Buckingham because of excessive cars parked on the property.

### **9. P&Z Possible Action:**

- 1. Various changes to the allowed uses within the RC-3 Zone.**
- 2. Various changes to Section 10.1 (Garden Apartments, Town Houses, Elderly Housing) of the Zoning Regulations.**

There was no action taken regarding this matter.

### **10. Preliminary discussion on changes to the zoning regulations.**

There was no action taken on this matter.

### **11, Correspondence**

There was no correspondence to review.

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### ***10. Correspondence***

There was no correspondence to review.

**MOTION:** W. Birdsell/T. Lavranchuk to adjourn the meeting.  
**Motion Carried: 5-0**

The meeting was adjourned at 8:50 p.m.

Respectfully submitted,

Maryanne DeTullio, Recording Secretary