

SEYMOUR PLANNING & ZONING COMMISSION
Regular Meeting Minutes
May 9, 2019

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

Members Absent: C. Bowen

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

The meeting was called to order at 7:30 p.m.

Public Comment

There was no one from the public wishing to speak.

Approval of Public Hearing Minutes; April 11, 2019

It was noted that the minutes did not indicate that the public hearing was closed. It was closed at the April meeting.

MOTION: T. Lavranchuk/J. Niezelski to approve the minutes of the
April 11, 2019 public hearing.
Motion Carried: 5-0.

Approval of Regular Meeting Minutes; April 11, 2019

MOTION: T. Lavranchuk/W. Birdsell to approve the minutes of the
April 11, 2019 regular meeting.
Motion Carried: 5-0.

Bungay Terrace Estates Subdivision; request for extension.

Atty. Robert Uskevich was present representing John Fanotto. He stated that they are requesting an extension of the subdivision that was approved on 6/10/10. There has been no activity on the subdivision and they are asking for an additional five years. Inland Wetlands approved the application and granted a five year extension. T. Lavranchuk asked if the property is being well maintained. J. Baldwin stated that it is. The Inland Wetlands extension was to Feb. 18, 2024.

MOTION: W. Birdsell/J. Niezelski to grant a five year extension to 2/28/2024.
Motion Carried: 5-0.

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470 North Main Street

Atty. Dominick Thomas, 315 Main Street, Derby and Don Smith were present for the applicant. Atty. Thomas stated that this is a New Hampshire company wishing to come into Connecticut. It is a self-storage building; three stories, climate controlled. He noted that the parking regulations do not address self-storage facilities. He also noted that this is a low traffic generator. He presented a statement of use and standards from Shelton for this type of business. It is one space per 100 storage units. He also noted that there will be one employee.

Don Smioth, 56 Greenwood Circle, Seymour stated that contract purchase is for two parcels; 470 North Main Street and two small buildings on 28 Rimmondale Street. The application is for 470 North Main Street. He stated that the application was submitted to Inland Wetlands and also noted that there are some variances needed. It is zoned GI-2 and is a corner lot. He stated that they do have a variance for front yard on Lakeview. The two buildings are 30 x 150, single story and the three story building is 120/135. There is a 20 foot right of way along the east side of the brook and crosses the brook. There will be approximately 600 units and will provide 10 spaces on site. M. Marganski noted that Inland Wetlands will be done a site walk on Monday, May 13, 2019 at 5:30 p.m. and a public hearing is scheduled for 5/20/19.

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

94-98 Silvermine Road.

Atty. Dominick Thomas, 315 Main Street was present representing Allen Industrial Park. He stated that all the Inland Wetlands concerns have been addressed and they received the permit. Robert Pryor, engineer presented the site plan and stated that there are presently four buildings on site; three large industrial warehouse and one small residential dwelling. The entrance is off of Silvermine Road. He stated that stormwater is collected and piped to a level spreader; there is no detention or treatment on site. He stated that additional pools have been filled since 2006 and filled brought in. The three new buildings are 7200 s.f. and similar to what is there now. There will be additional parking. He also stated that the slope is stabilized and the storm water detention basin constructed. He stated that some site lighting has been added and the access is through the existing driveway. He presented the soil and erosion control plan and submitted copies of what the buildings will look like. They will be industrial type buildings; each building will be 60 x 120 and have sanitary sewers. He stated that they

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have the variance for front yard setback. There will be a fence and some plantings; but no additional landscaping is proposed.

B.Nesteriak presented is 5/9/19 review letter. He noted that there is no discharge from the detention pond and it is designed to dry completely. He also noted that the turning movements have been updated. He noted that in the northeast corner there was an area for exterior storage which has been deleted and parking added in that area. He also stated that the Fire Marshal reviewed the driveway entrance. The loading spaces are in front and bollards for propane tanks will be installed. He felt that there should be some additional landscaping. W. Birdsell was concerned about the loading paces. Atty. Thomas stated that there are no public improvements and soil and erosion controls will be put in during construction. B. Nesteriak stated that they are adding three buildings and they should provide landscaping to upgrade the area. He felt that there needs to be an organized entrance. J. Ziehl asked why there is no landscaping plan. Atty. Thomas stated that the only requirement is a buffer and he stated that he can speak to the applicant about the entrance and something done around the perimeter. B. Nesteriak felt that there should be something around the property line and what can be seen from the road. He did not feel that the loading spaces right in front of the doors was appropriate. J. Ziehl asked if there was any access from the rear and R. Pryor stated that there is not. Atty. Thomas stated that this is an industrial area and if the Fire Marshal has an issue, they will address it. J. Baldwin stated that once it is occupied may be reviewed and adjusted. J. Ziehl asked the applicant to work on the issues.

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

461 North Main Street – Correspondence

Atty. Dominick Thomas stated that they have a special permit and watering is being done at the site. He also noted that only on 459 North Main Street is being removed from the site. A cease and desist was issued on both sites. 459 was for crossing. On 461 the variance was approved and special permit allowed to bring in raw materials. J. Baldwin stated that numerous complaints have been received and no appeals taken on the approvals.

ZEO Report

M. Marganski submitted his report for the period 4/12/19 to 5/6/19 which was reviewed by the Commission.

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P&Z Possible Action (tabled from April 11th meeting):

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.

J. Ziehl stated that moving forward on discussions on the regulations. B. Nesteriak stated that in the RC-3 Zone take out the aquifer protection zone or split into two zones. One can allow and one that does not. J. Ziehl asked the members to have comments ready for the next meeting to discuss these issues.

Preliminary discussion on changes to the zoning regulations.

J. Ziehl noted that one item to discuss is the width of the roadway.

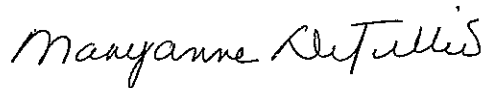
Correspondence

There was no correspondence to review.

MOTION : W. Birdsell/J. Niezelski to adjourn the meeting.
Motion Carried: 5-0.

The meeting was adjourned at 9:10 p.m.

Respectfully submitted,



Maryanne DeTullio