

**SEYMOUR PLANNING & ZONING COMMISSION**  
**Regular Meeting Minutes**  
**June 13, 2019**

**Members Present:** J. Niezelski, J. Brennan, T. Lavranchuk, C. Bowen (Alt.)

**Members Absent:** J. Ziehl

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

The meeting was called to order at 7:10 p.m.

**Public Comment**

There was no one from the public wishing to speak.

**Seating of Alternates**

MOTION: J. Niezelski/J. Brennan to seat C. Bowen as a regular member.

Motion Carried: 4-0.

**Public Comment**

Sadie Colcord, a consultant working with Economic Development Commission introduced herself to the Board. J. Baldwin stated that she is an employee of CERT and has experience with other towns. She is a consultant with Beacon Falls and is a liaison between boards and the private sector.

**Approval of Regular Minutes; May 9, 2019**

MOTION: J. Niezelski/J. Brennan to approve the minutes of the  
May 9, 2019 regular meeting.

Motion Carried: 4-0.

**470 North Main Street Bungay**

Atty. Dominick Thomas, 315 Main Street, Derby was present representing the applicant. He asked to have this tabled to the July meeting. He stated that they are waiting for Inland Wetlands to act and they are meeting on June 24<sup>th</sup>. He stated that they asked for further information which has been provided to them. He also stated that ZBA has approved the variances. It was noted that a letter in opposition was received from John Fanotto.

MOTION: J. Niezelski/J. Brennan to table this to the July meeting.

Motion Carried: 4-0.

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**94-98 Silvermine Road.**

Atty. Dominick Thomas, 315 Main Street and Robert Pryor, engineer were present representing Allen Industrial Park. Atty. Thomas stated that there have been changes made to accommodate all concerns. R. Pryor stated that additional landscaping has been added along the boundary of the residential properties. He stated that an additional row of six foot arbor vitae added and some additional plantings near the entrance and some striping on the road. B. Nesteriak stated that he has not had a chance to review the revised plans. John Allen stated that he spoke with the Fire Marshal and his main concern is fire protection. He stated that the Fire Marshal wanted to see a wider driveway.

M. Marganski stated that fill is still being brought to the site which is a violation of the Inland Wetlands requirement. J. Allen stated that there is a tenant on the property that is bringing in stone and fill. He stated that he was told to remove it from the site. Atty. Thomas stated that they appealed the cease and desist order and has spoke with the town attorney. They have agreed that no more fill will be brought in. C. Bowen felt that there were two issues, the fill and landscaping. B. Nesteriak stated that he received the revised plans after his review letter and has not reviewed the new plans. He stated that he does not know if his concerns were addressed. Atty. Thomas stated that they presented a detailed response last month to each concerns. They have addressed the concerns with the driveway and loading zone. He stated that the only new thing is the striping and landscaping and moving of the loading dock. J. Allen stated that he had to change engineers and the new engineer has addressed all comments. He stated that he is trying to go forward with this project and trying to meet all requirements. B. Nesteriak stated that he will have his comments ready next week and will forward them to R. Pryor.

MOTION: C. Bowen/J. Niezelski to table to the next meeting.  
Motion Carried: 3-1 with J. Brennan opposed.

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**Proposed Section 18 text change.**

Atty. Dominick Thomas stated that they are requesting that the public hearing be scheduled at the July meeting.

MOTION: J. Niezelski/C.Bowen to schedule the public hearing for  
6:45 p.m. on July 11, 2019.  
Motion Carried: 4-0.

**ZEO Report**

M. Marganski stated that he responded to and resolved several complaints.

**P&Z Possible Action (tabled from April 11<sup>th</sup> 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.**

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

B.Nesteriak stated that he broke the RC3 into two parts; one in the aquifer protection area and one outside of it. J. Baldwin felt that there was no reason to remove the criteria regarding sanitary sewers and water. M. Marganski stated that jurisdiction falls under Valley Health and the Department of Public Health.

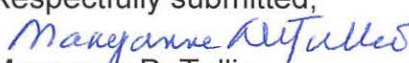
MOTION: C. Bowen/J. Niezelski to table to the next meeting.

**Correspondence**

There was no correspondence to review.

MOTION : J. Niezelski/C. Bowen to adjourn the meeting.  
Motion Carried: 4-0.

The meeting was adjourned at 8:20 p.m.

Respectfully submitted,  
  
Maryanne DeTullio