

**SEYMOUR PLANNING & ZONING COMMISSION**  
**Regular Meeting Minutes**  
**July 11, 2019**

**Members Present:** W. Birdsell, J. Niezelski, J. Brennan, C. Bowen

**Members Absent:** J. Ziehl, T. Lavranchuk

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

The meeting was called to order at 7:45 p.m.

**Seating of Alternates**

MOTION: J. Niezelski/W. Birdsell to seat C. Bowen as a regular member.  
Motion Carried: 4-0.

**Public Comment**

There was no one from the public wishing to speak.

**Approval of Regular Minutes; June 13, 2019**

It was noted that W. Niezelski was not in attendance at the /13/19 meeting.

MOTION: J. Niezelski/C. Bowen to approve the minutes of the  
June 13, 2019 regular meeting as corrected.  
Motion Carried: 4-0.

**Proposed Section 18 text change**

MOTION: J. Niezelski/J. Brennan to table this matter.  
Motion Carried: 4-0.

**470 North Main Street – Site Plan Application**

Atty. Dominick J. Thomas and Don Smith were present for this matter. Atty. Thomas stated that they received Inland-Wetlands approval and the variances were approved by the ZBA. This is an existing developed parcel and they are proposing to expand development. There are two existing single story storage buildings on the site and they are proposing two additional buildings; combined 20,000 s.f. Part of the improvements are that the culvert will be removed. Parking is proposed in front for 100 units. There is the ability to add more parking. B. Nesteriak's comments pertain to the Inland Wetlands. J. Baldwin stated that lighting is minimal. D. Smith stated that the lighting will be

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height of the trees and D. Smith stated that the property abuts industrial property C. Bowen wanted to make sure that the lighting does not interfere with the residences. Atty. Thomas stated that it is Town lighting and would not be a problem. B.Nesteriak stated that everything has to be pointing downward.

MOTION: C.Bowen/ J. Niezelski to approve the application  
Motion Carried: 4-0.

**94-98 Silvermine Road – Site Plan Application**

Atty. Dominick Thomas, 315 Main Street, Derby presented revised plans. Robert Pryor, engineer stated that they received the comments from the town engineer and submitted the changes to him. They have reconfigured the driveway entrance. It is now two separate lots and a lot consolidation map will be filed. He stated that they have addressed all comments. W. Birdsell asked if they will be two bedrooms and R. Pryor stated that the new buildings will have bedrooms. B. Nesteriak stated that the site is being designed based on the total area and the two lots need to be one lot..

MOTION: J. Brennan/J. Niezelski to approve the application with the following Conditions – (1) a lot consolidation map is filed; (2) surety bond in The amount of \$158,113. Is posted.  
Motion Carried: 4-0.

**ZEO Report**

M. Marganski submitted his report for the period 5/6/19 to 7/9/19 which was reviewed by the Commission.

**P&Z possible action (tabled from June 13<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.**

B. Nesteriak stated that the regulations are being revised with changes to the uses within the RC-3 zone to come in line with what is allowed in the Aquifer Protection area. He stated that they would have to go through a special permit process.

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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.

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

The members felt that there should be some regulations regarding food trucks and pop-up vendors. There are concerns with parking and other issues. M. Marganski stated that something will be put together for review.

**Correspondence**

There was no correspondence to review.

MOTION : C.Bowen/J. Niezelski to adjourn the meeting.  
Motion Carried: 45-0.

The meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Maryanne DeTullio