

**SEYMOUR PLANNING & ZONING COMMISSION**  
**Regular Meeting Minutes**  
**August 8, 2019**

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

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

The meeting was called to order at 7:20 p.m.

MOTION: T. Lavranchuk/J. Niezelski to add to the agenda 46-100 Roosevelt  
Drive project.  
Motion Carried: 6-0.

**Public Comment**

There was no one from the public wishing to speak.

**Proposed Section 18 text change.**

J. Ziehl noted that the public hearing was closed. J. Brennan felt that this should be  
referred to town counsel and also VCOG.

MOTION: J. Brennan/W. Birdsell to refer to town counsel and the planning  
consultant for review.

Motion Carried: 3-1.

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

**1. Various changes to the allowed uses within the RC-3 Zone.**

C. Bowen stated that the Commission discussed the concerns about septic systems. He  
also felt that there is a direct need to develop that area. He also noted that the town  
engineer was in favor of these changes. He stated that the questions regarding  
marketing and environmental impacts were discussed and addressed. W. Birdsell  
stated that he did not feel that the concerns were appropriately addressed. He stated  
that the Commission should look to protect the water supply. T. Lavranchuk stated that  
when a septic system fails it is because leaching field is not working and need to have a  
reserve area. He stated that leading into a water system is very minimal. C. Bowen  
stated that there are housing developments in that area that have been around for a  
long time with no issues. J. Brennan asked how many are apartment buildings. C.  
Bowen stated that there are several in that area and all buildings are on the same  
septic system with no failures.

MOTION: T. Lavranchuk/J. Niezelski to approve the RC-3 Zone changes.

Motion Carried: 4-2 with J Brennan and W. Birdsell opposed.

**2. Various changes to Section 10.1 (Garden Apartments, Town Houses, Elderly Housing of the Zoning Regulations.**

J. Baldwin stated that Section 10.1 pertains to the entire Town of Seymour. All of the special uses that were not allowed and now permitted uses in line with the Aquifer Protection. He stated that this reduces the amount of square footage necessary.

MOTION: T. Lanvranchuk/J. Niezelski to approve the changes as proposed.

Motion Carried: 4-2 with W. Birdsell abstaining and J. Brennan opposed.

**46-100 Roosevelt Drive**

Matt Nitski stated that this is Phase 2 of the project. He stated that some clearing has been done and vines planted. The plan includes the residence and winery and also the ice cream shop. There are two stormwater systems on the site and the water going under Route 34 has been decreased. M. Marcinek stated the house will be at the top of the hill and the winery in the middle. At the lower end there will be eight apartments; two bedrooms which is still in the design phase. There will be some landscaping added. There will be parking for the winery. He stated that all buildings will compliment each other.

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

J. Baldwin stated that they are working on a few things. One is regarding drainage and make the regulation clearer. He also stated that regarding food trucks; there should be a specific location for them.

He stated that an application was received for affordable housing on Spring Street. He stated that this includes a proposed text change, zone change and site plan. He stated that staff will start to get this going.

MOTION: W. Birdsell/T. Lavranchuk to adjourn the meeting at 8:05 p.m.

Motion Carried: 5-0.

Respectfully submitted,

Maryanne DeTullio