

**SEYMOUR PLANNING & ZONING COMMISSION**  
**Public Hearing 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 public hearing began at 6:45 p.m.

**Proposed Section 18 text change.**

Atty. Dominick Thomas, 315 Main Street, Derby stated that he made some changes to the proposal regarding utilities and energy conversation. He stated that he added a little more to that section. He stated that an applicant will have to explain how they will achieve that. He also stated that there is a lot of interest in energy efficiency. He stated that the open space is to save the natural features of the land and will give the Commission more discretion in this area.

There was no public comment.

J. Baldwin stated that this requires a 20 acre parcel which is fairly large and there are not that many parcels that size in Seymour. He stated that the Commission may want to consider less acreage. He also stated that these regulations are a little more restrictive. C. Bowen asked if there was a metric that would be used regarding zero net energy. Atty. Thomas stated that there is a lot that can be done to reduce energy consumption. Joseph Migani stated that it is dictated by the utility program for the location and is restricted by the utility company. J. Brennan asked about handicap units and J. Baldwin stated that a project would have to have a handicap unit. The public hearing was closed at 7:15 p.m.

Respectfully submitted,

Maryanne DeTullio

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