

SEYMOUR PLANNING & ZONING COMMISSION
Regular Meeting Minutes
April 11, 2019

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

Members Absent: J. Ziehl

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: T. Lavranchuk/J. Nizelski to seat C. Bowen as a regular member.
Motion Carried: 5-0.

Public Comment

There was no one from the public wishing to speak.

Approval of Public Hearing Minutes: March 21, 2019

MOTION: C. Bowen/T. Lavranchuk to approve the minutes of the
March 21, 2019 public hearing.
Motion Carried: 4-0-1 with J. Brennan abstaining.

Approval of Special Meeting Minutes: March 21, 2019

MOTION: C. Bowen/T. Lavranchuk to approve the minutes of the
March 21, 2019 special meeting.
Motion Carried: 5-0.

Review of proposed application fees

J. Baldwin stated that these have not been revised since 2005 and the fees cover the Town's costs in reviewing an application. The members reviewed the proposed fee schedule.

MOTION: T. Lanranchuk/J. Niezelski to forward to the Board of
Selectmen for favorable recommendation.
Motion Carried: 5-0.

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ZEO Report

No report was submitted for review.

P&Z Possible Action:

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.

This will be tabled to next month as the public hearing is still open.

Preliminary discussion on changes to the zoning regulations.

J. Baldwin stated that there are some changes that need to be discussed regarding in-law regulations; location approvals.

Correspondence

There was no correspondence to review.

MOTION : T. Lavranchuk/J. Niezelski to adjourn the meeting.

Motion Carried: 5-0.

The meeting was adjourned at 8:05 p.m.

Respectfully submitted,

Maryanne DeTullio

\ that he was concerned with the narrowing of the driveways. B. Nesteriak stated that the general trend is to reduce the impervious areas. He also noted that there are many roads in towns that are 20'. J. Baldwin stated that these are private roads. C. Bowen stated that he was thinking about emergency vehicles. J. Baldwin stated that would not be a problem. He also noted that the projects are reviewed by the fire marshal. B. Nesteriak stated that this also reduces the cost of the development; which is another incentive to a developer. He noted that this is not for public roads, only private roads. M. Marganski stated that he did not feel that this would be much of a hindrance to emergency vehicles. J. Brennan stated that this increases density and lot coverage. B. Nesteriak stated that the lot coverage was always 30% and there are not a lot of changes to the building development. Letters from Regional Water Authority, Aquarion Water, DEEP and staff referral reports from COG, Naugatuck Valley Council of Governments and So. Central CT Council were introduced into the record.

The public hearing will be continued to the next regular meeting.

The public hearing was closed at 7:40 p.m.

Maryanne DeTullio, Rec. Sec.