

SEYMOUR ZONING BOARD OF APPEALS

Public Hearing Minutes
April 6, 2017
Norma Drummer Room, Town Hall

Members Present: Phil Wilhelmy, Tom O'Neil, Christine Ailman, Paula Chapla,
Bob Seale, Alex Danka

Also Present: Brian Nesteriak, Town Engineer

1. ***An application for a special permit for filling and grading in excess of 400 cubic yards for the purpose of preparing the property at 46 and 100 Roosevelt Drive for establishing a vineyard.***

Zach Georgina, Juliano Associates was present for the applicant. He stated that this will be a multi-use project but this is just for the grading to establish the vineyard which is Phase 1 of the project. The site has been used as a quarry and there are some wetlands on the property. They have worked with Inland Wetlands and have approval from them. Phase 1 will include the construction entrance and enhancement to the driveway up through the site. There will be vineyards in three locations – on the southerly and northerly portions of the property and also a central vineyard. The driveway will be used to allow access during grading. This is currently a dirt road. He stated that they will be making a manmade pond with soil and erosion controls.

Mr. Nesteriak stated that they started out at Inland Wetlands with a much larger development with all future phases and have scaled back to just grading. This is just an earthwork operation. They need the special permit because it is in excess of 400 cubic yards. Mr. Seale asked how much will be filled. Mr. Georgina stated that it is 28,000 cubic yards and all will be remaining on site. Mr. Nesteriak stated that it is only earthwork and he has done his reviews. Mr. Seale read the letter from Bob Looker indicating that this has been approved by Inland Wetlands. Mr. Seale asked if any fill will be brought in and Mr. Georgina stated that they will only be moving the dirt around the site to be able to plant the grapes. Mr. Nesteriak asked if there is enough topsoil on the site and Mr. Georgina stated that it is difficult to tell since it was a quarry site. Tony Marvuli, applicant stated that there is enough topsoil there. Mr. O'Neil stated that they still have to comply with all zoning regulations. He asked how long it will take and Mr. Georgina stated a year. Mr. Wilhelmy asked what will happen if the grapes fail. Mr. Georgina stated that there will be a performance bond in place. Ms. Chapla asked if they will need to do any blasting to move that much material. Mr. Georgina stated that there will be no rock crushing or blasting anticipated. He stated that if they do need to do some they would have to come back for the necessary permits. Mr. Nesteriak stated that if they do need to do blasting that is under the purview of the Fire Marshal.

There was no public comment on the application.

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MOTION: B. Seale/P. Chapla to close the public hearing.
Motion Carried 6-0.

Mr. Nesteriak stated that he did a very thorough review and they made a lot of revisions to the plans. He stated that he will be reviewing the project as it goes forward as will the ZEO and WEO. He also stated that Inland Wetlands has set the amount of the performance bond. The plans do address the soil and erosion control measures.

Respectfully submitted,



Maryanne DeTullio, Recording Secretary