

Seymour Planning & Zoning Commission

Regular Meeting Minutes

January 8, 2009

Norma Drummer Room, Town Hall

Members Present: Cliff Strumello, Al Yagovane, Walt Bridsell, William Paecht

Members Absent: Dan DellaVolpe

Others Present: Bob Looker, Town Planner, Art Baldwin, ZEO, Dave Nafis, Town Engineer

The meeting was called to order at 7:35 p.m. by Chairman Cliff Strumello.

1. Proposed Zone Change, GI-2 to C-2, 172 North Street

MOTION: Paecht/Birdsell, to approve the zone change from GI-2 to C-2 For 172 North Street, effective 02/01/09.
In Favor: Strumello, Bridsell, Yagovane, Paecht
Motion Carried 4-0.

2. Resubdivision of 77 Old Ansonia Road

MOTION: Paecht/Birdsell to schedule a public hearing for this matter on February 12, 2009 at 7:20 p.m. .
In Favor: Strumello, Bridsell, Yagovane, Paecht
Motion Carried 4-0.

3. High Ridge Subdivision, Warren Drive, Request to Suspend Bond.

Chm. Strumello read a letter from M & E Construction dated 12/22/08 requesting that the bond be suspended. They indicated that there has been a delay in the start of their project and the land is currently in its original state and no work has been done.

Mr. Looker stated that he was not familiar with such a request and stated that the subdivision plan has been filed on the land records and legally exists. He also stated that they can sell the lots and if so it would be the town's responsibility to provide access. Chm. Strumello felt that this request should be referred to town counsel for an opinion as to how to proceed.

MOTION: Paecht/Yagovane to table this mater and refer to town counsel for an opinion. 2009 at 7:20 p.m. .
In Favor: Strumello, Bridsell, Yagovane, Paecht
Motion Carried 4-0.

Seymour Planning & Zoning Commission

Regular Meeting Minutes

4. April Gardens Association, Request for Fence

Chm. Strumello read a letter from Imagineer requesting that Baker Industries install a fence along their property line. The letter indicated that there is a steep grade created by them which can cause a safety hazard and feel that a fence should be put up. Mr. Looker stated that he went to the site and could not find any spot along the boundary where there is such a steep grade that would be dangerous. It was recommended that Mr. Looker send them a letter that he inspected the property and it is in compliance with zoning regulations.

5. Budget, FY 2009-2010

The members reviewed the proposed budget and Mr. Paecht felt that it should be further reduced.

MOTION: Yaecht/Birdsell to reduce the proposed budget as follows:
Education/Meeting/Seminars to \$200.00 from \$500.00
Printing and Binding from \$700.00 to \$400.00;
General Supplies from \$600.00 to \$400.00, which will result in a \$800.00 reduction.
In Favor: Strumello, Birdsell, Paecht - Opposed: Yagovane
Motion Carried 3-1-0.

6. Zoning Enforcement

The members reviewed Mr. Baldwin's report of permits issued since the last meeting. They asked that any complaints received be included on his report.

7. Any Other Business

Don Smith asked why the William Lane bond reduction request was not on the agenda. Chm. Strumello stated that the Commission is waiting for resolution with the town engineer and Inland Wetlands. Mr. Smith stated that Inland Wetlands has resolved their issues and approved a plan of remediation that will be done in the spring. Chm. Strumello stated that when information is received from staff it will be put on the agenda and acted on. Mr. Looker stated that Inland Wetlands is still strongly opposed to reducing bond and he felt that it would be better if Planning and Zoning cooperated with them. He suggested that they come back in the spring once the remediation work is done.

January 8, 2009
Norma Drummer Room, Town Hall

8.Minutes Regular Meeting - 12/11/08

MOTION: Birdsell/Yagovane to approve the minutes of the 12/11/08
Regular Meeting
In Favor: Strumello, Yagovane, Birdsell Abstained: Paecht
Motion Carried 3-0-1

MOTION: Paecht/Birdsell to adjourn the meeting.
In Favor: Strumello, Paecht, Birdsell, Yagovane
Motion Carried 4-0.

The meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Maryanne DeTullio, Rec. Secretary