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Seymour Planning & Zoning Commission

Regular Meeting Minutes

May 8, 2008

Norma Drummer Room, Town Hall

Members Present: Cliff Strumello, William Paecht, Walt Birdsell, Dan DellaVolpe, Al Yagovane

Others Present: Bob Looker, Town Planner, Dave Nafis, Town Engineer

The meeting was called to order at 7:30 p.m. by C. Strumello, Chairman.

1. Proposed Zone Text Change, Sec. 5.3 C1, MF District

Bob Looker prepared different alternatives to what was originally proposed for the Board to review and discuss. He stated that he discussed the alternatives with the applicant and the applicant favors Alternative 3. He stated that he also favors this alternative but was a little concerned about three bedrooms not exceeding 50% which might be deluding the purpose of the multi-family. The Board discussed the alternatives and determined that the number of bedrooms could be reduced by the Commission when the application is reviewed.

MOTION: Paecht/DellaVolpe, to approve zone text change Sec. 5.3 C1, MF District as follows - C1 detached single family dwellings on individual lots, including interior lots are permitted subject to all of the lot size, area, setback and other requirements of the R-18 District. Detached single family dwellings on land in common interest ownership are permitted subject to the following: (1) Special permit approval by the Planning and Zoning Commission is required subject to the requirements of Sections 10.0 and 10.1.4 of these regulations. (2) The number of dwellings containing three bedrooms shall not exceed 50% of the total number of all units in the project. (3) No dwelling shall contain more than three bedrooms. The effective date shall be June 1, 2008.

In Favor: Strumello, Paecht, Birdsell, DellaVolpe, Yagovane
Motion Carried 5-0.

2. Bond Reduction, Nickelmine Brook Estates

Dave Nafis stated that they reviewed the request and inspected the subdivision and the work has been completed. Mike Horbal stated that they are asking to have the bond reduced to \$40,000. He stated that all the work has been done except for the final coat of pavement on Jennifer Lane.

MOTION: Paecht/DellaVolpe, to grant bond reduction to \$40,000.00.
In Favor: Strumello, Paecht, Birdsell, DellaVolpe, Yagovane
Motion Carried 5-0.

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May 8, 2008

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3. Behuniak Estates, Map Filing Period Extension & Endorsement of Mylar

MOTION: DellaVolpe/Paecht, to grant extension of 30 days for map filing and endorsement of mylar.
In Favor: Strumello, Paecht, Birdsell, DellaVolpe, Yagovane
Motion Carried 5-0.

4. Rolling Hills Estates, Phase One, Section Two, Endorsement of Mylar

MOTION: Paecht/Birdsell, to authorize Chairman and Secretary to endorse mylar for Rolling Hills Estates, Section 1, Phase II
In Favor: Strumello, Paecht, Birdsell, DellaVolpe, Yagovane
Motion Carried 5-0.

5. Site Plan, Seymour Auto Recycling Facility, 96 New Haven Road

Bryan Nesteriak was present for the applicant and stated that the property is located at Route 67 and Silvermine Road. This is the site where they process all junk cars. The entire lot is approximately 15.5 acres and the area where the facility is located is approximately 3 acres. This is being done to comply with DEP and DOT guidelines and will make the operation more efficient and cleaner. They are proposing a 6,000 s.f. industrial building on a concrete pad. The rest of the area is for access or storage. He stated that there is a water quality swale that runs down the center of the property and everything will be graded to drain to the swale. They have had a Phase 2 survey done and the site is clean. Mr. Nafis that they reviewed the application and found it to be in compliance.

MOTION: DellaVolpe/Birdsell, to approve the site plan for Seymour Auto Recycling at 96 New Haven Road.
mylar for Rolling Hills Estates, Section 1, Phase II
In Favor: Strumello, Paecht, Birdsell, DellaVolpe, Yagovane
Motion Carried 5-0.

6. Zoning Enforcement

The Commission reviewed Mr. Baldwin's report.

7. Other Business - None

8. Minutes Regular Meeting - 2/14/08

MOTION: Birdsell/Paecht to approve the minutes of the 04/10/08 Regular Meeting
In Favor: Strumello, Paecht, Birdsell - Abstained DellaVolpe, Yagovane
Motion Carried 3-0-2

Seymour Planning & Zoning Commission

Regular Meeting Minutes

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MOTION: Paecht/DellaVolpe to adjourn the meeting.
In Favor: Strumello, Paecht, Birdsell, DellaVolpe, Yagovane
Motion Carried 5-0.

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

Respectfully submitted,

Maryanne DeTullio
Maryanne DeTullio, Rec. Secretary