

SEYMOUR PLANNING & ZONING COMMISSION

Regular Meeting Minutes
September 9, 2010
Norma Drummer Room, Town Hall

Members Present: A. Yagovane, J. Jaffer, D. Bitso

Members Absent: W. Birdsell, A. Ermer

Others Present: Bob Looker, Town Planner, B. Paecht, ZEO

The meeting was called to order at 7:35 p.m. by Al Yagovane.I.

MOTION: Jaffer/Yagovane to seat D. Bitso as a regular member.
Motion Carried 3-0.

1. Site Plan, Retail Building, 172 North Street

Atty. J. Kubic was present for the applicant. He stated that the sole issue is the sight line issue looking right from the proposed driveway. He stated that he received a response back from the adjoining property owner regarding the tree that is interfering with the sight line. The adjoining property owner will not allow the tree to be either cut or trimmed in anyway.

Phil Tizo and Pat Rose, engineers, stated that they surveyed and measured the sight distance from the driveway and looking down North Avenue you can see 208'. The tree in question blocks essentially one car length but you can see cars coming around the corner but you lose sight of one car length and then it re-emerges. If the tree were trimmed slightly it would open up the sight line considerably. Mr. Yagovane asked about a sidewalk in that area. Mr. Tizo stated that the sidewalk is broken up in the area. There is a question of whether the tree is on private property or town property. Mr. Tizo stated that there is no survey and the deed description does not indicate where it is exactly; but it is his opinion that it is on private property.

Mr. Looker stated that the zoning regulations require at least 220' in both directions but there is some flexibility in the regulations. Mr. Tizo stated that he believes that the branches probably hang over onto town property. Mr. Looker stated that if the tree overhangs on town property it can be cut or trimmed. Mr. Bitso stated that he felt that the application should be approved as the Commission does have some flexibility with the regulation and there appears to be adequate sight distance. Mr. Jaffer agreed. Mr. Tizo stated that it is more reaction time that sight blockage.

MOTION: Bitso/Jaffer, to approve the application with the following conditions
1. Since individual tenants are not decided at this time each tenant will apply for a zoning permit; 2. If they do not get DOT permission then the site plan will be amended accordingly.
Motion Carried 3-0.

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2. Haynes Site Plan, Derby Ave., Request for one year extension.

Tom Haynes was present and stated that they are requesting a one year extension on their site plan approval, which run until June 14, 2011.

MOTION: Jaffer/Bitso, to approve the one year extension request for Haynes site plan, Derby Avenue.
Motion Carried 3-0.

3. Site Plan, Self-Storage, 755A South Main Street.

Fred D'Amico and Peter Guluizza were present. Mr. D'Amico stated that the site is approximately 1.5 acres and there are two existing buildings on the property. He would like to add two other buildings to the left of the driveway. Each building would be approximately 100' x 130' and would be storage units. He recently obtained zone change to commercial and now the entire parcel is zoned commercial. The buildings will be one story and exactly like the ones on the site already. The existing buffer will remain. He also stated that no drainage will go onto adjacent properties. There are two proposed catchbasins. The property is surrounded by a chainlink fence. Mr. Looker stated that more details regarding lighting need to be shown on the plans. Mr. D'Amico stated that there will be no additional lighting in the rear and only lighting on the buildings which will be shielded. Mr. Looker stated that the plans should also show the curbing and the limits of the pavement. He stated that the town engineer has not had an opportunity to review the plans.

MOTION: Jaffer/Bitso to approve the application based on Town Engineer review and approval and details be shown on the site plan regarding lighting; curbing and limits of pavement.
Motion Carried 3-0.

4. Zoning Enforcement

The Commission reviewed Mr. Paecht's report.

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Mr. Looker stated that last month when he commented on special permits it should have read that regarding zoning questions the Commission acts in a legislative capacity and that with special permits it is somewhere in between the legislative capacity and the administrative capacity that the Commission has.

Mr. Yagovane noted that when he commented on the application for Old Drive and George Street he was expressing safety concerns with fire and emergency apparatus being able to access the area.

MOTION: Bitso/Jaffer to approve the minutes of the 8/12/10 regular meeting as corrected.
Motion Carried 3-0.

MOTION: Bitso/Jaffer to adjourn the meeting at 8:30 p.m.
Motion carried 3-0.

Respectfully submitted,



Maryanne DeTullio, Recording Secretary