

**Seymour Planning & Zoning Commission**

Regular Meeting Minutes

February 12, 2009

Norma Drummer Room, Town Hall

**Members Present:** Cliff Strumello, Al Yagovane, Walt Bridsell, Dan DellaVolpe

**Members Absent:** Bill Paecht

**Others Present:** Bob Looker, Town Planner, Art Baldwin, ZEO

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

***1. Resubdivision of 77 Old Ansonia Road***

Bob Looker stated that the applicant asked to have the fee waived for the application. He stated that the required legal notices had to be published which were approximately \$156.00 and the fee for this application would be around \$400.00. He felt that the out of pocket costs should be covered by the applicant.

**MOTION:** Yagovane/DellaVolpe, to approve the resubdivision of 77 Old Ansonia Road and the filing fee shall be reduced from the regular amount to \$200.00 to cover the costs expended.  
In Favor: Strumello, Bridsell, Yagovane, DellaVolpe  
**Motion Carried 4-0.**

***2. High Ridge Estates Subdivision, Request to Suspend Bond***

Chm. Strumello stated that this item was on the agenda last month and was referred to town counsel for an opinion. He read a letter dated 1/23/09 (copy attached) from Atty. George Temple which stated that there is no authority that would allow Planning and Zoning to comply with this request and still keep the subdivision approval viable. It was his recommendation that the Commission deny the request.

**MOTION:** DellaVolpe/Birdsell to deny the request to suspend bond for High Ridge Estates Subdivision based on the recommendation of Town Counsel  
In Favor: Strumello, Bridsell, Yagovane, DellaVolpe  
**Motion Carried 4-0.**

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**3. Resubdivision of Lot 12 High Ridge Estates.**

Mike Horbal stated that it is a one lot resubdivision and has nothing to do with the previous item that was acted on. Chm. Strumello stated that since it is a resubdivision a public hearing will be held.

**MOTION:** Yagovane/DellaVolpe to schedule a public hearing on 3/12/09 at 7:15 p.m. .  
In Favor: Strumello, Bridsell, Yagovane, DellaVolpe  
**Motion Carried 4-0.**

**4. Sewer Acceptance, Rolling Hills Acres, Section One, Phase II**

Chm. Strumello stated that a letter was sent to the Commission from Don Smith stating that as-built drawings for the sewer main were sent to WPCA and requesting that they accept it into the sewer system. It was sent to Planning and Zoning for informational purposes only and no action is necessary.

**5. Proposed Zone Map Amendment. Aquifer Protection District, Oxford Well Field**

Mr. Looker stated that the Level A mapping has been completed and DEP requests that the zoning map be amended to include this. A public hearing has to be held on this matter. He stated that he has notified the regional agencies.

**MOTION:** Birdsell/DellaVolpe to schedule a public hearing for 3/12/09 at 7:00 p.m.  
In Favor: Strumello, Birdsell, Yagovane, DellaVolpe  
**Motion Carried 4-0**

**6. Zoning Enforcement**

The members reviewed Mr. Baldwin's report of permits issued since the last meeting. Mr. Baldwin stated that he received a call regarding solar panels and feels that they should be treated as accessory buildings. Chm. Strumello stated that these are addressed in the subdivision regulations. Mr. Looker stated that he looked at the zoning regulations and certain structures are permitted but solar panels are not spelled out. They feel that they should be placed within the setback requirements. Mr. Baldwin stated that he informed the homeowner that they are to be set within the setback lines and if they want to put them closer they would need to apply for a variance.

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**8. Minutes Public Hearing and Regular Meeting - 01/08/09**

**MOTION:** Birdsell/Yagovane to approve the minutes of the 01/08/09  
Public hearing.  
In Favor: Strumello, Yagovane, Birdsell Abstained: DellaVolpe  
**Motion Carried 3-0-1**

**MOTION:** Birdsell/Yagovane to approve the minutes of the 01/08/09  
Regular meeting  
In Favor: Strumello, Yagovane, Birdsell Abstained: DellaVolpe  
**Motion Carried 3-0-1**

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

The meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Maryanne DeTullio, Rec. Secretary