



Conservation Commission  
**TOWN OF SEYMOUR**  
Town Hall  
1 First Street  
Seymour, Connecticut 06483

COPY RECEIVED  
DATE: 10/16/07  
TIME: 2:15 PM  
TOWN CLERK'S OFFICE

**Seymour Conservation Commission/Aquifer Protection Agency**  
**Thursday, October 4, 2007**  
**Regular Minutes**

**Commission Members Present:** Peter Jezierny, Ron Skurat, John Hatfield, Al Cocchia  
**Others Present:** Larry Secor, Nafis & Young Engineers, Ray Sous- Attorney for Developer, Vincent Maiorano-Owner Roosevelt Development, LLC., Mike Horbal-Land Surveyor.

The meeting was called to order by the chairman at 6:40 PM.

A **motion** was made by Mr. Skurat to accept the minutes of the September 6, 2007 meeting. Second from Mr. Hatfield

**All in Favor**

**New Business:**

Presented Regulations

Presented forms that need to be filled out before coming to Agency in regards to the regulations.

APA-Notice to Businesses --Clean up form.

Tractor-trailer driving School proposal at 336 Roosevelt Dr.-- Discussion:

Ron comments on aquifer- 1.8 million is the cost of land, abuts town forest, across from Housatonic river, could damage real estate values.

Oxford Conservation Commission submitted a letter, also read letter from Kim at the DEP.

A **motion** was made by **Mr. Skurat** for the chairman to use Ron Skurat's comments as a guideline for comments at the upcoming public hearing on proposed zone change to RC-3. **Second by Mr. Cocchia.**

**All in Favor**

**Public Comment:**

Mr. Sous, local attorney presentation for Mr. Maiorano, Mike Horbal, just read the agenda in Waterbury newspaper today.

Informed the commission that the Planning and Zoning is to consider extension of RC-3 zoning into R-40 and text amendment change to Planning & Zoning regulations to allow a school on site. The area in proposed zone change area is a registered dump. Applicant would then have to clean the dump.

Mr. Horbal spoke on 6/7/42 plan- fee negotiation with DOT for Greenway.

Ron made amendments to earlier statements at the Planning & Zoning Hearing.

1. Owner wants to potentially develop in a portion of the APA.
2. The land in question abuts about 100 acres of land, purchased by the Town in 1998 at the Keith Mitchell Forest for \$1.8 million. Land purchase was bonded. Want to keep our open space away from an industrial/commercial zone.
3. Our long term plan was that the property R-40 & would not see a zone change to commercial or industrial use of adjacent property.
4. The adjoining stream, 5 Mile Brook drains into the Housatonic river and is an important natural resource to the town. We must protect the quality of the water.
5. The Housatonic River is directly across Rt. 34 & is also an important frontage of natural resource that could be negatively impacted by commercial/industrial development of the proposed parcel.
6. RC-3 zone only allowed within 400 ft of Rt.34 according to P&Z regulations. Beyond that point the property is R-40 and we see no reason to change the zone.

Other Business:

SWMP-Dennis Rozum catch basins labels reordered.

The November 1<sup>st</sup> meeting will not be held due to Ron and Al attending commissioners' training.

APA forms to be made available in the Town Hall.

The next meeting will be held on December 6, 2007.

A **motion** was made by Mr. Hatfield, Sec. Mr. Cocchia to adjourn the meeting at 8:49 p.m.

Respectfully submitted by:

Jay Hatfield  
Recording Secretary