

COPY RECEIVED
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TIME: 9:10 AM
TOWN CLERK'S OFFICE

Seymour Planning and Zoning Commission
Regular Meeting Minutes
April 8, 2021
Norma Drummer Room, Town Hall

Members Present: J. Ziehl, J. Nezielski, R. Peck

Members Absent: T. Lavranchuk, J. Brennan

Others Present: J. Baldwin, K. Rosenfeld, M. Marganski, B. Nesteriak

The Meeting was called to order at 7:10 p.m.

ZEO Report – M. Marganski- 20 New Haven Rd. – Roosters, has dropped off his final A-2 survey, Staff still needs to review that, he is hoping to open soon. There has been no communication from the owner of 19 Beach St. They are still under a cease and desist at this point. We are waiting to see what he is going to do. We took care of the Mylar, 2 Mead Farm Rd communication.

Public Comment

No Public Comment

Approval of Regular Meeting Minutes, March 11, 2021

Motion: R. Peck/J. Niezelski to approve the minutes of the March 11, 2021 meeting

Motion Carried 3-0

2 Mead Farm Rd.

Correspondence – Attorney R. Buturla letter dated March 22, 2021 & Don Smith - Consulting Engineer's report.

Paul Bernstein, owner of 2 Mead Farm Rd. I would like to ask that my property be changed for a CGS 8.24 designation, part of the property to the north side of my property as a drainage easement.

J. Ziehl – so there is a written easement on the land records that you are looking for the Town to release?

P. Bernstein – yes that goes back to when the road was originally constructed. My lot # 29 was on a cul-de-sac and in 2004 it was continued through.

J. Baldwin – The Town Engineer is here tonight. I believe it's just a matter of verification to move the CGS 8.24 forward and back over to the Board of Selectmen for a release.

B. Nesteriak – The only thing left to do, that I recommend to the Board of Selectmen is for me to verify what Don Smith has already said that is happening. It is in the best interest of the Town for me to make sure that easement is no longer being used.

J. Ziehl – Clearly we can't do anything this week. I assume there is no problem putting this off for 1 month?

P. Bernstein – No, if that is the case, I understand, I will act as if it's going to be a paperwork matter. I'm just curious if this were to happen today, where a storm easement was skipped and an easement was part of that storm drain, what would be the process?

B. Nesteriak – What should've happened when he extended that road past the cul-de-sac, the developer should have extinguished that easements, instead he just left it on that lot and moved on. So unfortunately Mr. Bernstein has inherited that issue.

My plan is to go out there next week if Mr. Bernstein is okay with that and write a quick letter to this board and the Board of Selectmen.

MOTION - J. Nezielski/R. Peck to table until May meeting. Motion carried 3-0

49 Day St.

Hans Hasnay, representing WSB-engineering firm for this project of dam removal and spring restoration

The upper part will be filled in with sediment from the stream and building a wall to hold it back..... This will create a larger additional parking area. The biggest portion of the project is not taking down the dam, but removing 11,500 yards of sediment. We will be reusing about 3,000 – 3,500 yards of sediment. The rest will hauled off. The material is non-hazardous.

J. Ziehl – so you are asking us for a modification to the site plan for gravel parking and storage area.

H. Hasnay - Yes we didn't know we even had to but yes.

J. Baldwin – that's a straight forward sight plan, I think most of the work is under a DEEP.

H. Hasnay – We have a license from the DEEP, we are waiting for an additional permit from Dan Safety, and I believe we just got word the Shipo (historic preservation) we will have a historian on site to record anything we may find.

B. Nesteriak – 2 minor comments, there was that out fall at the edge of river that didn't look like it was outlined in the plans, they went ahead and put in a rip rap apron which I think is appropriate. I talked to DPW, I think there is at least one maybe two more along that bank. I'm recommending that when they run into them, that they provide the same treatment of a rip rap apron from the elevation of the pipe. The other comment is, there is no storm water treatment over this gravel area, some sort of treatment is warranted.

Hans, this is very minor stuff so we will make these recommended changes.

MOTION - J. Niezelski /R. Peck– Motion carried 3-0

Correspondence

J. Baldwin –the only correspondence I would like to bring to the boards attention is, General assembly in the January session of 2021 a raised bill number 1024 Connecticut General assembly, an act concerning

zoning authority, certain design guidelines qualification of certain land use officials and sewage disposal systems.

J Baldwin – one more item to bring to your attention the new zoning regulations are printed up and we are in the final phases of punching them out, “typos” and definitions, taking it page by page. This is something we have been working on (Keith, Myself & Brian) have been working on, we meet every Wednesday When we are complete we will hand you a completed document, for your boards to go through page by page for adoption.

K. Rosenfeld – It’s a slow process but we are pushing through. It has many, many, many elements of the regulations that you’ve been always looking at. It also has new elements’ that have been put on to enhance regulatory processes that need to be done. And several new sections as well. Making a nice set of working zoning regulation to be utilized in the future for all development and zoning that come down the pike.

J. Baldwin – I also encourage Joe to reach out to your full board members to discuss the importance of making the meetings and we would also like to get the alternates seated, so when we start the process, we have a full board.

J. Ziehl – I agree

Motion J. Ziehl/ J. Niezelski/R. Peck – to adjourn the meeting - Motion carried 3-0

The meeting adjourned at 7:45p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Tara Ahern', written in a cursive style.

Tara Ahern, Clerk

