

SEYMOUR ZONING BOARD OF APPEALS

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Public Hearing Minutes  
August 7, 2014  
Norma Drummer Room, Town Hall

**Members Present:** Robert Ricciutti, Tom O'Neill, Nicolette O'Toole, Bob Seale,

Members Absent: Phil Wilhelmy, Ted Holly

**Others Present:** Bob Looker, Town Planner

The public hearing began at 7:30 p.m.

**1. Application for a side yard variance for the purpose of constructing a 30 ft. by 60 ft. garage on the property at 764 Derby Avenue. Garage to be about 10.7 feet from the southerly lot line.**

Robert Pettinella, Valley EMS stated that they purchased the property and would like to build a five bay garage for their emergency vehicles. The property is in a commercial zone and it is a great location for them. He stated that in order to construct the garage and have enough for the vehicles to go in and out smoothly they need the variance. The garage will be exactly in line with where the current structure is instead of at the 25' setback line. He spoke with the abutting property owner to the south whose garage would be the closest. He did not have any objection to the application and felt that it would be more aesthetically pleasing and also give him more privacy.

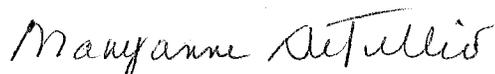
Mr. O'Neill asked when they purchased the property and if they were aware of the setback requirements. Mr. Pettinella stated that the property was purchased in February and they did not know the setback requirements. He stated that they intended to purchase the adjacent lot also but their offer was not accepted. Mrs. O'Toole asked about the culvert that is in the rear of the property and Mr. Pettinella stated that they have been to Inland Wetlands and have approval to divert that culvert. Mrs. O'Toole asked what was there previously and Mr. Pettinella stated that it was a private home which was a non-conforming use.

Mr. Looker stated that this is an undersized lot and the proposal does not conflict with the neighborhood. He also stated that he sent notices of the application and public hearing to adjacent property owners.

There was no public comment on the application.

**MOTION:** N. O'Toole/T. O'Neill to close the public hearing.  
**Motion Carried 4-0.**

Respectfully submitted,



Maryanne DeTullio, Recording Secretary