

SEYMOUR ZONING BOARD OF APPEALS

Public Hearing Minutes
September 5, 2013
Norma Drummer Room, Town Hall

Members Present: Nicolette O'Toole, Phil Wilhelmy, Tom O'Neill,
Melissa Smith-Poyntoy

Members Absent: Robert Ricciutti, Ted Holly, Bob Seale, Susn Liscisky

Others Present: Bob Looker, Town Planner

Vice Chairman O'Toole stated that all alternates will act as regular members for the meeting this evening.

1. An application for a rear yard variance for the purpose of building a 24 ft. by 24 ft. garage addition to the property at 32 French Street.

Michele Guillette, 32 French Street, Seymour and Jim Baldwin, 26 Evergreen Terrace, Seymour were present for the application. Mr. Baldwin stated that the applicant is requesting a rear yard variance for the purpose of an addition to the existing garage. He stated that the property and grading is now basically upslope toward the house. They wish to extend the garage to the bank. He stated that the right side slopes off to the adjoining neighbor. He stated that it makes more sense to ask for a rear yard variance than any other area of the property. The property to the rear is owned by the Town of Seymour and is under a conservation easement and there is no way to purchase any additional property. The addition is completely to the rear of the property.

Mr. Looker stated that the lot is an odd shape and has a jog which makes it difficult to work with. Mrs. O'Toole asked the purpose of the addition. Mrs. Guillette stated that it would be a workshop area and also used to store toy cars. Mrs. O'Toole asked if the current garage has a second floor and Mrs. Guillette stated that it does. Mrs. O'Toole asked if they could use that space for the workshop and Mrs. Guillette stated that it would be very difficult to do that. Mr. Baldwin stated that the second floor is not a full second floor. Mrs. O'Toole asked if they had contacted the neighbors. Mrs. Guillette stated that they did and no one has any objection to the addition. She did not have any letter from any neighbors.

Mr. Wilhelmy stated that he would like to see the addition staked out so that he could look at the property. He also stated that he would like to see an alternate plan for the addition before making a decision on this application. He was concerned that he did not see any real hardship. Mr. Baldwin stated that there is really no other plan for the addition. He stated that to the left of the garage the property slopes uphill and would eliminate any access and the addition could not be done in that area. He stated that the lot is odd shaped and juts out and the property to the rear is owned by the Town of Seymour and the Town would not offer any property for sale. Mrs. O'Toole asked about the possibility of digging out the grading and Mr. Baldwin stated that would be a detriment to the property and negatively impact the neighborhood.

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The members had some concerns about the size of the addition and stated that they would like to see an alternate plan for the addition. They also requested that the addition be staked out.

MOTION: P. Wilhelmy/M. Smith-Poynton to continue the public hearing.
In Favor: O'Toole, Wilhelmy, O'Neill, Smith-Poynton
Motion Carried: 4-0.

Respectfully submitted,

Maryanne DeTullio, Recording Secretary