

SEYMOUR ZONING BOARD OF APPEALS

Public Hearing Minutes
February 7, 2013

COPY RECEIVED
DATE: 2/27/13
TIME: 9:40 AM
TOWN CLERK'S OFFICE

Norma Drummer Room, Town Hall

Members Present: Nicolette O'Toole, Melissa Smith-Poynton, Robert Ricciutti, Ted Holly, Susan Liscinsky (Alt.) and Phil Wilhelmy

Others Present: Bob Looker, Town Planner

1. An application for a front, side and rear yard variance for the purpose of constructing six storage buildings, 60 ft. by 120 ft. on property known as 94-98 Silvermine Road as shown on a plan entitled Proposed Site Plan and Setback Lins prepared for Allen Industrial Park LLC, 1 inch equals 40 feet prepared by John Fanotto, P.E.L.S. dated October 31, 2012.

John Fanotto was present for the applicants, the Allen Family. He stated that they are asking for a front, side and rear yard variance which is in compliance with a previously granted variance for the adjoining property. He stated that they asking for the rear setback to be reduced to 20 feet and the side yard variance to 15 feet. This is for the purpose of constructing six proposed buildings similar to the buildings that are already on the site. There will also be landscaping and along the residential property a six foot architectural fence and plantings. He noted the adjacent property was granted the exact same variance so they are asking for the same so that there will be some conformance there. There will be the same setbacks on both sides of the property line. He also stated that there are some slopes on the property which they are trying to avoid. Both properties will have uniform variances. Mr. Fanotto stated that the existing rear yard is 75 feet and the side yard is 25 feet. There are severe grades on the site. Mr. Fanotto stated that the hardship would be the topography of the property and also to have uniform setbacks with the adjoining property.

The adjacent residential neighbor had concerns with the buffer and also stated that there is no dust or noise control.

MOTION: P. Wilhelmy/R. Ricciutti moved that the applicant stake out the building locations and present pictures of the fence and landscaping prior to the next meeting.
In Favor: O'Toole, Smith-Poynton, Ricciutti, Holly, Wilhelmy
Motion Carried: 5-0

MOTION: P. Wilhelmy/R. Ricciutti to continue the public hearing.
In Favor: O'Toole, Smith-Poynton, Ricciutti,,Holly, Wilhelmy
Motion Carried: 5-0.

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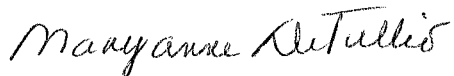
3. *An application for a lot square variance for the purpose of dividing the property at 12-16 Tomlinson Road in to two building lots.*

Don Smith was present for the applicant and stated that they are seeking a variance for lot square and the property is 3.8 acres and has two primary residences on it #12 and #16 Tomlinson Road. There are two existing houses on the site, one is a very small one close to the road. There are two septic systems that service the properties. He stated that the house at #12 will remain and a small addition will be put on. The house at #16 will be raised as will the garage on that property and a new four bedroom house will be built there. He stated that both lots have over 150 feet of frontage. He stated that the problem is with the lot square. He stated that they are off by approximately 4 feet. He stated that they did approach the adjacent property owner to see if they could obtain some land but they were not willing to do anything. This will reduce the non-conformity that is there now.

There was no public comment on the application.

MOTION: M. Smith-Poynton/R. Ricciutti to close the public hearing.
In Favor: O'Toole, Smith-Poynton, Ricciutti, Holly, Wilhelmy
Motion Carried: 5-0.

Respectfully submitted,



Maryanne DeTullio, Recording Secretary