

## SEYMOUR ZONING BOARD OF APPEALS

Public Hearing Minutes  
May 3, 2012  
Norma Drummer Room, Town Hall

**Members Present:** Patrick Lombardi, Melissa Smith-Poynton, Nicolette O'Toole, Susan Liscinsky (Alt.)

**Members Absent:** Robert Ricciutti, Ted Holly,

**Others Present:** Bob Looker, Town Planner, Bill Paecht, ZEO

**MOTION:** O'Toole/Smith-Poynton to seat Susan Liscinsky as a regular member for tonight's meeting.

**Motion Carried 4-0.**

***1. An application for a front yard and rear yard variance for the purpose of building a single family ranch style dwelling on the property at 3 Meadow Woods Road. Dwelling to be bout 50 ft. from the front property line and about 15 ft. from the rear property line.***

Robert Rich, 9 North Benham Road was present for Grea Hill Development. He stated that this is Lot 33 of Meadow Woods Subdivision and is an interior lot with a driveway from Meadow Woods Drive. It will be a one story ranch style home and the zone is R-40.

Mr. Rich stated that the front yard setback for an interior lot in this zone is 60' and the proposed house will be 55' so they need a five foot variance. He stated that the rear yard setback for an interior lot is 30' and they are asking for a 15' variance. He stated that the lot requires a septic system and well. He stated that the intent of the regulations for interior lots was to have enough distance between houses. He stated that in this particular situation the other houses are between 180' and 190' away. He stated that there is a strip of land approximately 40' wide in front of the lot which is a paper street owned by the Town of Seymour. He presented letters from adjacent property owners all in favor of the application. Mrs. Smith-Poynton asked if the house could be moved so that no variances would be needed. Mr. Rich stated that the property slopes and there is a stone wall on the parcel. There is a curtain drain that was put in because of erosion and an easement. He stated that the house needs to be 50' from the drain and also a reserve area is needed for the septic system. This makes it difficult to move the house in any way. Mrs. O'Toole asked the size of the lot and Mr. Rich stated that it is approximately 1.47 acres.

There was no public comment on the application.

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**MOTION:** Smith-Poynton/O'Toole to close the public hearing.  
**Motion Carried 4-0.**

Respectfully submitted,

Maryanne DeTullio, Recording Secretary