

SEYMOUR ZONING BOARD OF APPEALS

Public Hearing Minutes
March 1, 2012
Norma Drummer Room, Town Hall

Members Present: Patrick Lombardi, Melissa Smith-Poynton, John Uhelsky, Susan Liscinsky (Alt.)

Members Absent: Nicolette O'Toole, Robert Ricciutti, Ted Holly,

Others Present: Bob Looker, Town Planner

MOTION: Smith-Poynton/Uhelsky, to name Patrick Lombardi as Acting Chairman.
Motion Carried 4-0.

MOTION: Smith-Poynton/Uhelsky, to seat Susan Liscinsky as a regular member for this meeting.
Motion Carried 4-0.

1. An application for a side yard variance for the purpose of locating a fixed generator within the side yard at 3 Forest Road. Generator to be about 4.2 ft. from the side lot line.

Eugene Atkas, 3 Forest Drive was present and stated that he has used a portable generator several times and now has a permanent generator on his property. The portable generator is loud but the permanent one is not. He stated that it is extremely heavy and weighs about 500 lbs. He stated that when it was delivered in was placed in this location so that they could have access to their backyard. The generator is enclosed and insulated. There are 8 feet of hedges between his property and the neighbor. He stated that he spoke with his neighbors and no one had any problem with it. The sign has been up for over a month and no one has commented.

Mr. Uhelsky stated that he spoke with one of the neighbors and he had no problem with this.

Mrs. Liscinsky asked how close the generator is to the nearest house. Mr. Atkas stated that it is probably 30 to 40'.

There was no public comment on the application.

MOTION: Smith-Poynton/Uhelsky to close the public hearing.
Motion Carried 4-0.

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2. An application for a rear yard variance for the purpose of building a deck and stairs on the property at 9 Country Club Drive. Deck and stairs to be about 24.5 ft. from the rear lot line.

Chris Alonzo, 9 Country Club Drive stated that they now have a 12 x 12' deck on the house and want to expand that to a 13 x 18' deck. The house was built very close to the property line. He stated that the house has a projection which gives them an extra four feet and the variance required is only 1 ½ feet. There are no neighbors to the rear; it is a large pond and open space area. The other houses in the area are quite a distance from his property.

Mrs. Smith-Poynton asked if anything could be built in the rear and Mr. Alonzo stated that nothing could as it is a large pond.

Mr. Looker stated that Section 6.0 of the regulations lists setbacks and this property is in the R-40 zone and the rear setback is 30'. Section 7.14.1 of the regulations states what can be occupied in the yard and also refers to architectural projections, which this house has. Mr. Looker stated that in effect they are only asking for a 1 ½ foot variance.

Mr. Uhelsky asked if the sign was posted and Mr. Alonzo stated that it has been.

There was no public comment on the application.

MOTION: Smith-Poynton/Liscinsky to close the public hearing.
Motion Carried 4-0.

Respectfully submitted,

Maryanne DeTullio, Recording Secretary