

SEYMOUR ZONING BOARD OF APPEALS

Public Hearing Minutes
October 6, 2011
Norma Drummer Room, Town Hall

Members Present: Theresa Conroy, Nicolette O'Toole, John Uhelsky, Melissa Smith-Poynton

Members Absent: David Coe, Robert Ricciutti, Ted Holly

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

The meeting was called to order at 7:30 p.m. by Theresa Conroy, acting Chairman.

1. An application for a side yard variance for the purpose of building a one car attached garage at 8 Tibbets Road. Garage to be about 8 ft. from the northeasterly side lot line.

John Fanotto, 45 North Street, Seymour was present for the applicant. He stated that this lot is a little over a half acre and was created in 1955 prior to zoning. They are requesting a side yard variance from 25' to 8'. The property is located in the R-40 zone. They are proposing a single car garage which will be located at the end of the driveway. Mr. Fanotto presented a letter from John and Cheryl Gillick, 6 Tibbets Road, the closest neighbor stating that they were in favor of the application. He also stated that this is the best location for the garage and it will be one story to match the house. Mr. Looker stated that it is not unreasonable. There was no public comment on the application.

MOTION: N. O'Toole/M. Smith-Poynton to close the public hearing.
In favor: Conroy, O'Toole, Uhelsky, Smith-Poynton
Motion Carried: 4-0.

2. Renewal of Special Permit for filling and grading associated with the closure plan for the pond on the O&G property, 491 North Main Street.

Ken Faroni, O&G Industries was present. He stated that they are continuing to fill the existing pond with clean fill in order to create a shallow water wetland habitat. He stated that they have permits from DEP, Army Corps of Engineers, Inland-Wetlands and ZBA. He stated that they are seeking renewal of their permit so that they can continue with their work. Mr. Looker stated that the project has been ongoing for about 12 years and he inspects it every year and has never had any problems there. He stated that it is monitored by DEP and he would recommend that the Commission consider extending the renewal for as long as the DEP approval which is through 2019 or Army Corps of Engineers which is through 2017 as long as it is approved by Inland Wetlands. There was no public comment on the application.

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MOTION: N. O'Toole/J. Uhelsky to close the public hearing.
In favor: Conroy, O'Toole, Uhelsky, Smith-Poynton
Motion Carried: 4-0.

3. An application for a side yard variance for the purpose of establishing an interior lot at 47 Mountain Road. Side yard to be 57.1 ft. This hearing is continued from September 1, 2011.

Ms. Conroy read a letter from Atty. Dominick Thomas, 315 Main Street, Derby, representing the applicant requesting that the public hearing be continued to the next meeting on November 3, 2011. She noted that this will be within the 65 day time frame to commence the hearing. Mrs. O'Toole asked what would happen if there was no quorum at the next meeting and Mr. Looker stated that the application would not be approved by default.

MOTION: M. Smith-Poynton/N. O'Toole to table this public hearing to the next meeting.
In favor: Conroy, O'Toole, Smith-Poynton, Uhelsky
Motion Carried: 4-0.

Respectfully submitted,

Maryanne DeTullio, Recording Secretary

SEYMOUR ZONING BOARD OF APPEALS

Regular Meeting Minutes
October 6, 2011
Norma Drummer Room, Town Hall

Members Present: Theresa Conroy, Nicolette O'Toole, John Uhelsky, Melissa Smith-Poynton

Members Absent: David Coe, Ted Holly, Robert Ricciutti

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

1. An application for a side yard variance for the purpose of building a one car attached garage at 8 Tibbets Road. Garage to be about 8 ft. from the northeasterly side lot line.

MOTION: M. Smith-Poynton/N. O'Toole to approve the application with the stipulation taht it is only one story and can never be converted into a residence.

In favor: Conroy, O'Toole, Smith-Poyton, Uhelsky

Motion Carried: 4-0

2. Renewal of Special Permit for filling and grading associated with the closure plan for the pond on the O&G Property, 491 North Main Street.

MOTION: N. O'Toole/M. Smith-Poynton, to extend the special permit through 12/2019 when DEP permit expires, provided there are no wetland issues that come up before that time.

In favor: Conroy, O'Toole, Smith-Poyton, Uhelsky

Motion Carried: 4-0.

3. An application for a side yard variance for the purpose of establishing an interior lot at 57 Mountain Road. Side yard to be 57.1 feet.

This public hearing was not opened and was tabled to the November 3, 2011 meeting.

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Regular Meeting Minutes
October 6, 2011
Norma Drummer Room, Town Hall

Minutes - Public Hearing and Regular Meeting - September 1, 2011.

MOTION: J. Uhelsky/N. O'Toole to approve the minutes of the Public Hearing and Regular Meeting on September 1, 2011.
In favor: Conroy, O'Toole, Smith-Poyton, Uhelsky
Motion Carried: 4-0

MOTION: M. Smith-Poynton/N. O'Toole to adjourn the meeting.
In favor: Conroy, O'Toole, Smith-Poyton, Uhelsky
Motion Carried: 4-0.

The meeting was adjourned at 8:00 p.m. by Theresa Conroy, Acting Chairman.

Respectfully submitted,

Maryanne DeTullio, Recording Secretary