

SEYMOUR ZONING BOARD OF APPEALS

Public Hearing Minutes
September 1, 2011
Norma Drummer Room, Town Hall

Members Present: David Coe, John Uhelsky, Robert Ricciutti,
Melissa Smith-Poynton

Members Absent: Ted Holly, Theresa Conroy, Nicolette O'Toole

Others Present: Bob Looker, Town Planner

1. An application for variance in the total square footage of buildings accessory to a single family dwelling to allow the construction of an 8.5 ft. by 40 ft. shed at 203 Bungay Road.

Mike Horbal was present representing Vincent J. Daddio, Jr. He stated that the requested variance would allow him to build a 40 x 8.5 foot shed. He stated that the variance is needed because Section 7.4b of the zoning regulations states that the maximum number of square footage of accessory buildings on any lot shall not exceed 1150 s.f. The proposed shed would bring the maximum total of accessory buildings on this site to be 2440 s.f. The existing lot does not conform to the zoning regulations in that area because the garage and existing shed already exceed 1150 s.f. The property is zoned R-40 but the size of the parcel is 8.388 acres and is one of the largest residential lots in Seymour. Mr. Horbal stated that when the zoning regulation was written it was concentrating on smaller size lots. There are now larger lots but the allowed maximum is still 1150 s.f. The shed will be located over 135 feet from the closest neighbor. Mr. Horbal stated that they feel that people with larger lots should be allowed more accessory buildings. He presented a letter from Joseph Daddio, the adjacent neighbor stating that he had no objection to this application. He stated that the shed will be over 230 feet from the street.

Mr. Coe asked for any public comment on the application. Joseph Horbal, 199 Bungay Road stated that he had no objection to this application.

Mr. Looker stated that the regulation was written this way because there had been some problems where large accessory buildings were being built and it was difficult to keep commercial uses out of them. Since this regulation has been in effect there have been no problems. He stated that this particular one would have no impact and there is no issue with it.

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

2. An application for a side yard variance for the purpose of constructing a one car attached garage at 17 Fox Drive. Garage to be about 8.03 ft. from the side lot line.

Dorothy Rousseau, 17 Fox Drive was present and stated that need a garage for storage. She stated that her neighbors all have garages and this would make the

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Property more uniform and increase the appearance of the home. This is the best location for the garage; otherwise it would be in the middle of the backyard. She presented a letter from Mr. & Mrs. Masotta at 19 Fox Drive stating that they had no objection to this application. There was no public comment on the application.

MOTION: Smith-Poynton/Uhelsky to close the public hearing.
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 feet. (Note – The Board must decide if they wish to accept this application. They are not required to hear it for a period of at least six months.)

Atty. Dominick Thomas stated that when this application was denied the vote was 3-1 and the full board was not present. He stated that if the Board decides to hear the application he asked that the public hearing not be held until next month.

MOTION: Ricciutti/Uhelsky to hear this application.
Motion Carried 4-0.

MOTION: Smith-Poynton/Ricciutti to continue the public hearing to the October meeting.
Motion Carried 4-0.

Respectfully submitted,

Maryanne DeTullio, Recording Secretary