

SEYMOUR ZONING BOARD OF APPEALS

Public Hearing Minutes
March 3, 2011
Norma Drummer Room, Town Hall

COPY RECEIVED
DATE 3/8/11
TIME 9:15 AM
TOWN CLERK'S OFFICE

Members Present: David Coe, John Uhelsky, Nicolette O'Toole,
Melissa Smith-Poynton

Members Absent: Robert Ricciutti, Ted Holly, Theresa Conroy

Others Present: Bob Looker, Town Planner

1. A variance to allow the construction of a horse barn within 55 ft. of the property line and within about 67 feet of the dwelling on the property known as 160 Bungay Road.

Joseph Mingoello was present for the applicant. He stated that the property is approximately 20 acres. There are a lot of wetlands on the site and a large open space area. They have to deal with the 100' setback from the wetlands; 100 feet from the house and 100 feet from the property line. There is a sewer and water line that runs parallel to the wetlands for the subdivision adjacent to the property. They are requesting the 100 foot setback from the property line to be 55' and 67' from the dwelling. Mr. Mingoello stated that if the barn were located anywhere else on the property there would be the same issues with setbacks and this is the best location. Mr. Uhelsky asked the dimensions of the barn and it was noted that it is 75' X 40' with an attached shed for equipment. Mrs. O'Toole asked the number of stalls and animals. Susan Giordano, 160 Bungay Road stated that there will be five stalls and the horses are hers and none of the stalls will be rented out. The property is completely fenced in. Mrs. O'Toole asked if they had spoken with any neighbors and Mr. Mingoello stated that there are no real close neighbors; the driveway to the house is approximately 1500 feet long. Mr. Looker stated that the Wetlands Enforcement Officer did not want the barn in the wetland review area. He also noted that the open space area can never be built on.

There was no public comment on the application.

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

Respectfully submitted,



Maryanne DeTullio, Recording Secretary