

SEYMOUR ZONING BOARD OF APPEALS

Regular Meeting Minutes
November 4, 2010
Norma Drummer Room, Town Hall

Members Present: David Coe, Robert Ricciutti, John Uhelsky, Nicolette O'Toole, Ted Holly

Members Absent: Theresa Conroy

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

The meeting was called to order at 8:30 p.m. by Vice Chairman, David Coe.

1. A variance to allow the establishment of a second building lot on property known as 27 Lantern Drive. The lot to be established does not have frontage on an accepted town road.

Mr. Ricciutti stated that he did not see any issues with this and the comments from the adjoining neighbor were addressed and will be complied with.

MOTION: Ricciutti/Uhelsky, to approve the application with the condition that an A-2 survey is to be filed on the land records.
Motion Carried 5-0.

2. Appeal of a Cease and Desist Order relative to the keeping of about 100 pigeons at 15 Carriage Drive.

The members discussed the matter and Mr. Coe asked who would monitor the number of pigeons that could be allowed. Mr. Uhelsky felt that the amount allowed should correspond with the size of the lot that they are located on. Mr. Looker stated that the Board heard testimony from both sides and should use their judgment in determining how they are going to act on this. He also stated that the Board did not have to make its decision this evening. The members felt that they should look at the property before making a decision.

MOTION: O'Toole/Holly, to table this application.
Motion Carried 5-0.

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3. A. variance to allow construction of a single family dwelling on property known as 11 Hillside Place. Such property does not have frontage on an accepted town road.

Mr. Uhelsky felt that the Board should look at the property. Mr. Ricciutti did not feel it was necessary to view the property and felt that it meets the size requirement. Mr. Holly stated that he will have to meet all zoning regulations.

MOTION: Ricciutti/Holly, to approve the application with the condition that the granting of the variance commit the town to make any improvements to Hillside Place and all zoning regulations must be met.
Motion Carried 5-0.

4. Lot area variance for two family dwelling at 175 Grand Street.

MOTION: O'Toole/Ricciutti, to deny the application as there is no statutory Hardship and it does not meet the regulations.
Motion Carried 5-0.

Minutes

MOTION: O'Toole/Uhelsky, to approve the minutes of the October 7, 2010 Public Hearing and Regular Meeting.
Motion Carried 5-0.

MOTION: O'Toole/Holly, to adjourn the meeting.
Motion Carried 5-0.

The meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Maryanne DeTullio, Recording Secretary