

COPY RECEIVED
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**SEYMOUR ZONING BOARD OF APPEALS
MINUTES PUBLIC HEARING-
MAY 6, 2010 @ 7:30pm**

MEMBERS PRESENT: Theresa Conroy, Nicolette O'Toole, Robert Ricciutti, David Coe, John Uhelsky.

MEMBERS ABSENT: Ted Holly.

OTHERS PRESENT: Bob Looker, Town Planner, Armond and Gloria Perez.

Acting Chairman Coe called the public hearing to order at 7:30pm.

1. An application for a side yard variance for the purpose of constructing an attached three (3) car garage with a workshop above the property at 214 West Church Street has been submitted. Garage to be about 8ft from the westerly side of lot line.

Armond Perez explains he is seeking a variance for an addition on his house on 214 West Church Street for a three car garage with an above workshop to accommodate the three cars they own and to have space for his hobby on the second floor. He's looking to have a hose in the garage to be able to wash his cars and the garage floor.

Town Planner Bob Looker explains the variance is for a 3 car garage attached to the house. The footprint is within specs. The existing house has an 8 ft set back, the requirement is 15ft however this house was built in 1903 well before zoning regulations for the town where established.

The Board is concerned with the use of the space once it is approved and inquires on how they can prevent the second floor from becoming an apartment.

Bob Looker explains that the variance is being granted for a three car garage with a workshop above and that the variance will be filed with the land records. If the workshop were turned into an apartment that would consist in a violation of the zoning regulations, which means the zoning enforcement officer would go out and issue a cease and desist order.

Mr. Perez has informed all the neighbors of his plans and Bob Looker as sent out letter as well. No complains have been received.

MOTION: N.O'Toole/T.Conroy to close the public hearing at 7:45pm
In Favor: Conroy, O'Toole, Coe, Ricciutti, Uhelski
Motion Carried 5-0

Public Hearing closed at 7:45pm by acting Chairman David Coe.

**SEYMOUR ZONING BOARD OF APPEALS
MINUTES REGULAR MEETING-
MAY 6, 2010 @ 7:45pm**

MEMBERS PRESENT: Theresa Conroy, Nicolette O'Toole, Robert Ricciutti, David Coe, John Uhelsky.

MEMBERS ABSENT: Ted Holly.

OTHERS PRESENT: Bob Looker, Town Planner.

Acting Chairman Coe called the public hearing to order at 7:45pm.

MOTION: T.Conroy/N.O'Toole to approve the application for the side yard variance on 214 West Church Street with the intent of constructing a three car garage with a workshop on the second floor. Any utilities will be limited to what is needed for a three car garage, cold water, with no drain, rough finish.
In Favor: Conroy, O'Toole, Coe, Ricciutti, Uhelski.
Motion Carried 5-0


All Board Members agreed to have Vice Chairman David Coe continue to serve as Interim Chairman until otherwise decided.

MOTION: T.Conroy/N.O'Toole to approve minutes from the Regular Meeting on October 1, 2009 and from the Public Hearing on October 1, 2009.
In Favor: Conroy, O'Toole, Coe, Ricciutti, Uhelsky.
Motion Carried 5-0

MOTION: R.Ricciutti/D. Coe to approve minutes from the Organizational Meeting on March 30, 2010.
In Favor: Conroy, O'Toole, Coe, Ricciutti, Uhelsky.
Motion Carried 5-0

MOTION: N.O'Toole/T.Conroy to adjourn the meeting at 8:00pm.
In Favor: O'Toole, Conroy, Ricciutti, Uhelsky, Coe.
Motion Carried 5-0

Submitted,



Nancy Onofrio
Recording Secretary