

**SEYMOUR ZONING BOARD OF APPEALS**

**MINUTES  
PUBLIC HEARING -  
FEBRUARY 7, 2008**

COPY RECEIVED  
DATE: 2/19/08  
TIME: 8:25am  
TOWN CLERK'S OFFICE

**MEMBERS PRESENT:** Phil Wilhelmy, David Coe, Theresa Conroy, Nicolette O'Toole

**MEMBERS ABSENT:** Robert Ricciuti, Arlene Brumer

**OTHERS PRESENT:** Art Baldwin, ZEO

Chm. Wilhelmy called the public hearings to order at 7:50 p.m.

1. An application for a variance of lot area, lot frontage, lot width and lot square for the purpose of establishing a separate building lot at 175 West Street containing an existing two Family dwelling.

4. An application for a variance of lot area, lot frontage, lot width and lot square for the purpose of establishing a separate building lot having frontage on Knorr Ave. on property known as 175 West Street to contain a single family dwelling.

David Petroccia, Oxford stated that he surveyed the property. He stated that the entire piece has been owned by the applicant's family for many years. It has been two separate pieces since at least the 1940s, which was prior to zoning. They are seeking a variance for the rear building lot in order to build a single family home. The front lot is undersized but the existing home has been there for many years. He stated that there are a number of other lots in the neighborhood that have done the same thing. Russell Pawlak stated that those have been developed within the last five years. Mrs. O'Toole asked if the Town looks at it as one piece and Mr. Petroccia stated that they do.

There was no public comment on the applications.

**MOTION:** T. Conroy/D. Coe, to close the public hearings.  
In Favor: Wilhelmy, Conroy, Coe, O'Toole  
**Motion Carried 4-0**

3. An application for a side yard variance for the purpose of replacing an existing two family dwelling with a one family dwelling on nearly the same foundation at 23 Bungay Road.

Robert Tobin stated that they are seeking a side yard variance from 8.4 feet to 8.2 feet. The existing two family house will be demolished and converted to a one family house.

They are using the same foundation but adding 4 feet to the rear of the house and therefore they need the variance. The side yard curves in toward the house and causes the need for the variance. Mr. Tobin stated that the existing home is need of repairs and they found that it would be better to remove it and build a new one. There was no public comment on the application.

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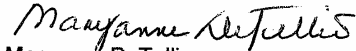
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**MOTION:** N. O'Toole/T. Conroy to close the public hearing.  
In Favor: Wilhelmy, Conroy, Coe, O'Toole  
**Motion Carried 4-0**

Respectfully submitted,



Maryanne DeTullio  
Recording Secretary