

SEYMOUR ZONING BOARD OF APPEALS

MINUTES

REGULAR MEETING - JUNE 5 2008

COPY RECEIVED
DATE: 6/26/08
TIME: 8:45 AM
TOWN CLERK'S OFFICE

MEMBERS PRESENT: Robert Ricciuti, Theresa Conroy, Nicolette O'Toole,
Arlene Brumer

MEMBERS ABSENT: Phil Wilhelmy, David Coe

OTHERS PRESENT: Bob Looker, Town Planner

1. An application for a side yard, and rear yard variance for the purpose of revising the lot lines at 349 South Main Street.

2. An application for a lot area and side yard variance for the purpose of revising the lot lines at 24 Rosko Street.

MOTION: N. O'Toole/A. Brumer, to approve the applications for 349 South Main Street and 24 Rosko Street.

In Favor: Conroy, Ricciuti, O'Toole, Brumer

Motion Carried 4-0.

3. An application for a side yard, rear yard and lot coverage variance for the purpose of building a 26 ft. by 36 ft. detached garage at 14 Stoddard Street.

Act. Chm. Conroy noted that the public hearing on this application has been continued to the next meeting.

4. An application for a variance of the front setback for a building and the front setback for parking for the purpose of building a 58 ft. by 31 ft. addition to the commercial building at 200 South Main Street.

Mrs. O'Toole stated that the setback from the road do not appear to be a problem. Mr. Ricciuti noted that they have been in business for 10 years and was in favor of this application.

MOTION: N. O'Toole/A. Brumer, to approve the application for 200 South Main Street.

In Favor: Conroy, Ricciuti, O'Toole, Brumer

Motion Carried 4-0.

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5. An application for a variance of lot area, lot frontage, lot width, lot square, slope requirements and upland soil requirements for the purpose of revising the southerly lot line at 71 Church Street.

MOTION: R. Ricciuti/N. O'Toole to approve the application for 71 Church Street.

In Favor: Conroy, Ricciuti, O'Toole, Brumer

Motion Carried 4-0.

6. An application for a variance of the minimum required area within the building setback lines for the purpose of establishing a separate building lot at 79 Botsford Road.

Acting Chm. Conroy stated that they wish to split the lot to create an interior. She stated that Mr. Looker had indicated that there are strict requirements for interior lots which they do not meet. She also noted that they had indicated that the hardship for monetary. Mr. Ricciuti stated that there are rules set down for a reason and this is why the Board is in place. Mrs. O'Toole stated that it does not quite fit all of the regulations which makes in non-conforming and they did not have a valid hardship.

MOTION: N. O'Toole/A. Brumer to deny the application for 79 Botsford Road.

In Favor: Conroy, Ricciuti, O'Toole, Brumer

Motion Carried 4-0.

MINUTES:

MOTION: R. Ricciuti/T. Conroy, to approve the minutes of the 05/1/08 public hearings.

In Favor: Conroy, Ricciuti Abstained: O'Toole, Brumer

Motion Carried 2-0-2.

MOTION: R. Ricciuti/T. Conroy, to approve the minutes of the 05/1/08 regular meeting.

In Favor: Conroy, Ricciuti Abstained: O'Toole, Brumer

Motion Carried 2-0-2.

MOTION: R. Ricciuti/A. Brumer, to adjourn the meeting.

In Favor: Conroy, Ricciuti, O'Toole, Brumer

Motion Carried 4-0.

The meeting was adjourned at 8:35 p.m.

Respectfully submitted,

Maryanne DeTullio