

SEYMOUR ZONING BOARD OF APPEALS
MINUTES
PUBLIC HEARING -
JUNE 5, 2008

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

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

MEMBERS ABSENT: David Coe, Phil Wilhelmy

OTHERS PRESENT: Bob Looker, Town Planner

Acting Chm. Conroy called the public hearings to order at 7:40 p.m.

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.

Mike Horbal was present for the applicant and stated that the properties are adjacent to one another; one is behind the other. The garage on Lot B was constructed by the owner of Lot A and somehow it was mixed up. The garage has existed for over 40 years and has been used by the residents of 349 South Main Street. He presented photographs of the garage. He stated that the purpose for the variances is to correct the situation and change the property line so that the garage would be on the property and driveway that it serves. He stated that both lots are undersized and they tried to minimize as much as possible. The hardship is an obvious mistake that was made 40 years ago. No one will see any change in the property line. There is no proposed construction and it is merely a lot line revision.

Mr. Looker stated that it really does not change anything and it will remain exactly as it is. There was no public comment on the application.

MOTION: N. O'Toole/A. Brumer, to close the public hearing
In Favor: Conroy, Ricciuti, Brumer, O'Toole
Motion Carried 4-0

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

Mr. Lewis Enama was present and stated that there is an old shed on the property which needs to be replaced. He would like to construct a garage and if it were located anywhere else on the property it would destroy the yard. It will be a one story building with storage area. Mr. Horbal stated that the angle of the roof will dictate the height. He submitted a letter from the abutting neighbor, Florence Cegelka in favor of the application. Mr. Horbal stated that after the survey was done it was determined that this is the best location for the garage. If it were moved forward it would be too close to the

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house. Mrs. O'Toole stated that there are some smaller homes on Stoddard Street and a garage of his size might overshadow them. She stated that she would like to do a site walk and asked to have the garage staked out. There was no public comment on the application.

MOTION: N. O'Toole/R. Ricciuti, to continue the public hearing
In Favor: Conroy, Ricciuti, Brumer, O'Toole
Motion Carried 4-0

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.

Mike Horbal was present for the applicant and stated that this was formerly a food mart and convenience store. He stated that prior to that it was a hobby shop and before that a restaurant. The applicants want to convert the use into a daycare center and because of restrictions from the State of Connecticut they need to put on an addition. He stated that because of the location of the highway line and because of the steep slope in the rear this is the best location for the addition. Mrs. O'Toole stated that she had no problem with the building but felt that the play area should be a little further back. Mr. Looker stated that the distance between the highway line is unique to this property and the slope in the rear are both hardships. He stated that other properties in the area received front yard setback variances. There was no public comment on the application.

MOTION: R. Ricciuti/N. O'Toole, to close the public hearing
In Favor: Conroy, Ricciuti, Brumer, O'Toole
Motion Carried 4-0

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

Mr. Horbal stated that he is representing Trinity Episcopal Church and submitted pictures of the site. He stated that they would like to take an area away from the applicant's lot and add it to the church parcel. This is being done for safety reasons. The driveway is the only access to the parking lot and was not wide enough. The church purchased the lot at 71 Church Street so that the driveway could be wider. They did that and erected a retaining wall. They would now like to sell the house at 71 Church Street and did not realize that a lot line revision would be necessary. Mr. Looker stated that nothing will really change on this property.

A parishioner from Woodbridge spoke and stated that the house was bought for the purpose of widening the driveway which was done and they do not want to continue to

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be a landlord and want to sell the house. He stated that they are not changing the character of the neighborhood at all.

Rev. Greg. Wellan stated that the only reason they purchased it in the first place was to do the driveway work and now want to sell the property.

MOTION: R. Ricciuti/A. Brumer, to close the public hearing
In Favor: Conroy, Ricciuti, Brumer, O'Toole
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.

Robert Pettinella was present representing the Estate of Elaine Buckley. He stated this is a two acre parcel and it was always the intent to split the lot. There are no wetlands on the site and a soil scientist report was submitted. He stated that they do not meet the requirements in a R-40 zone for an interior lot. He stated that the lot next door do not meet the regulations. It will be very conducive to the neighborhood. He stated that both lots will have more than 40,000 s.f. and the rear lot will have its own driveway.

Mr. Looker stated that the regulations for interior lots are very stringent and this is not big enough to meet the requirements. He stated that they can go to P&Z if they want to change the regulations.

Mr. Pettinella stated that the hardship is financial and it was always the intent that it would be split into two lots. He stated that a house could easily fit there.

There was no public comment on the application. Ms. Conroy stated that Mr. Looker commented that there are strict requirements for interior lots and she also stated that monetary reasons are not a hardship.

MOTION: R. Ricciuti/A. Brumer, to close the public hearing
In Favor: Conroy, Ricciuti, Brumer, O'Toole
Motion Carried 4-0

Respectfully submitted,



Maryanne DeTullio
Recording Secretary