

SEYMOUR ZONING BOARD OF APPEALS

Public Hearing Minutes
August 6, 2015
Norma Drummer Room, Town Hall

Members Present: Robert Ricciuti, Tom'Neill, Paula Chapla, Bob Seale, Susan Liscinsky, Alex Danka

Members Absent: Phil Wilhelmy, Christine Ailman

Also Present: Bob Looker, Town Planner

1. An application for a variance of parking requirements for places of public assembly at the Seymour Land Trust Environmental Building, 13 Chatfield Street. The purpose of the variance is to allow renting the hall to non-profit groups for special events.

Alex Danka recused himself from hearing this item. Mr. Danka represented the Land Trust and stated that approximately three years ago they tried to get a certificate of occupancy and were told that there was not enough parking available at the site. He stated that there is no other area for parking available and when the building is rented cars have parked on the street. He stated that they are very concerned about this and do not rent the building if there is any activity going on at the fields. Mr. O'Neil asked how much parking was needed and Mr. Danka stated that they were told that it is one space for every four seats. He stated that they were told that they were approximately 18 spaces short but was not sure of the exact number. Mr. O'Neil stated that he was concerned with cars parking on the street and on the corner. Mr. Danka stated that they put out cones and block off spaces that they feel are unsafe. Mr. Seale asked if there were any complaints about the cars parking on the street. Mr. Looker stated that there have been complaints about the parking on the street.

There was no public comment on the application.

MOTION: T. O'Neil/R. Ricciuti to close the public hearing.
Motion carried 5-0.

2. An application for a special permit to allow the stockpiling of approximately 10,000 cubic yards of clean fill on the properties at 20 and 22 Progress Avenue.

Washington Cabezas was present stated that they are asking for a special permit to stockpile clean fill on two properties that are owned by Mr. Janesky. They are excavating material from two other sites that are being developed which are basically across the street from this property. He stated that these materials will mainly be used for future projects on this site. Mr. O'Neil asked if there were any drainage issues and Mr. Cabezas stated that there are not. He also stated that there are soil and erosion control measures in place. There is a silt fence around the entire property and silt

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fences around each stockpile. Mr. Looker stated that the town engineer reviewed this and all his comments have been addressed. Larry Janesky, Basement Systems stated there are seven buildings on his property and they are building two more. He stated that the topography of the site is difficult and they will be using these materials to fill and grade the site. He stated that there is a strip of trees so that the stockpiles will not be seen from the street.

There was no public comment on the application.

MOTION: T. O'Neil/B. Seale to close the public hearing.
Motion Carried 5-0.

3. An application for a side yard and lot coverage variance for the purpose of building 350 sq ft. addition to the property at 9 Rosko Street. Addition to be about 12.5 ft. from the side lot line.

Joe Lawrustko and Joe Smarz were present. Mr. Lawrustko stated that they have modified the addition to try and meet the zoning requirements. The shed in the rear will be removed and they have shifted the addition. It will now be almost 35' from the neighbor's property. They will be building from the center of the house out and tying into the existing garage with a small breezeway in the center. They will also be moving the oil tank to the back and putting a cover on it. Mr. O'Neil asked if there was a change in square footage and Mr. Lawrustko stated that it is increasing slightly but not much. Mr. Seale stated that this is a very small undersized lot and they are making an effort by shifting the addition and removing the shed. Mr. Looker stated that the neighbors were notified of the hearing.

There was no public comment on the application.

MOTION: P. Chapla/B. Seale to close the public hearing.
Motion Carried 5-0.

Respectfully submitted,



Maryanne DeTullio, Recording Secretary

SEYMOUR ZONING BOARD OF APPEALS

Regular Meeting Minutes

August 6, 2015

Norma Drummer Room, Town Hall

Members Present: Robert Ricciuti, Tom O'Neill, Susan Liscinsky, Bob Seale, Alex Danka, Paula Chapla

Members Absent: Phil Wilhelmy

Also Present: Bob Looker, Town Planner

The meeting was called to order at 8:10 p.m. by Acting Chairman T. O'Neill.

1. An application for a variance of parking requirements for places of public assembly at the Seymour Land Trust Environmental Building, 13 Chatfield Street. The purpose of the variance is to allow renting the hall to non-profit groups for special events.

Alex Danka recused himself from voting on this application. Mr. O'Neil stated that he was concerned about parking on the street and neighbors have complained in the past. Mr. Seale stated that they have been operating this way for years and there have been complaints but there was no one at the hearing speaking in opposition to the application. He stated that the town has been working with them on this use and they do try to schedule events when there is no other use of the fields. Mr. Looker stated that the Board could put conditions on their approval.

MOTION: T. O'Neil/P. Chapla, to approve the special permit with the condition that the hall not be rented if there are other events scheduled at the field and insure that the street parking does not affect thru traffic.
Motion Carried 5-0.

2. An application for a special permit to allow the stockpiling of approximately 10,000 cubic yards of clean fill on the properties at 20 and 22 Progress Avenue.

Mr. O'Neil stated that he will not be voting on this matter. Ms. Chapla stated that she looked at this property and there is the tree barrier so that the stockpiles will not be visible from the road. She also stated that the property is very clean and they need the fill for future projects.

MOTION: P. Chapla/R. Ricciutti to approve the special permit with the condition that the soil and erosion controls are properly maintained and once the site is graded proper approvals are received.
Motion Carried 5-0.

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3. An application for a side yard and lot coverage variance for the purpose of building 350 sq. ft. addition to the property at 9 Rosko Street. Addition to be about 12.5 ft. from the site lot line.

Mr. O'Neil stated that he will not be voting on this matter. Mr. Danka stated that at the last meeting the neighbors were opposed to the addition but no one was present tonight. He also stated that they are removing the shed and there is a lot of ledge on this lot. Mr. Seale stated that the hardship is the undersized lot. He also stated that he felt that they have made a strong effort to move the addition over and get it to almost comply. He stated that they are trying to improve the site yard setback by moving the oil tank.

MOTION: B. Seale/A. Danks to approve the application for 9 Rosko Street based on the existing survey and removal of storage shed.
Motion Carried 5-0.

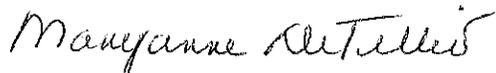
4. Minutes – Public Hearing and Regular Meeting July 2, 2015

MOTION: B. Seale/R. Ricciuti to approve the minutes of the July 2, 2015 public hearing and regular meeting.
Motion Carried 5-0.

MOTION: R. Ricciuti/S. Liscinsky to adjourn the meeting.
Motion Carried 5-0.

The meeting was adjourned at 8:30 p.m.

Respectfully submitted,



Maryanne DeTullio, Recording Secretary