

SEYMOUR ZONING BOARD OF APPEALS

COPY RECEIVED
DATE: 3/8/16
TIME: 11:50am
TOWN CLERK'S OFFICE

Regular Meeting Minutes
March 3, 2016
Flaherty Room, Town Hall

Members Present: Phil Wilhelmy, Paula Chapla, Bob Seale, Alex Danka

Members Absent: Robert Ricciuti, Thomas O'Neill, Paula Susan Liscinsky

The meeting was called to order at 7:45 p.m. by Phil Wilhelmy, Acting Chairman.

1. 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.

Mr. Wilhelmy stated that no hardship was shown on the application and he did not see how reducing the parking was a responsible thing to do. He also stated that the opinion from Bob Looker was that there is no hardship. He also stated that additional parking would only enhance the property. Mr. Seale stated that he did not see any hardship and reduced parking may have worked for the developer in other towns but two spaces is a standard requirement. Mr. Danka stated that there would be no available parking for guests or service vehicles. Ms. Chapla stated that residents of a two bedroom unit could even have more than two cars so more parking would be needed. Mr. Seale stated that potentially having people use street parking could be a problem since it is a congested area. Mr. Wilhelmy stated that there is no hardship on this application, the initial site plan or the original application to Planning and Zoning.

MOTION: A. Danka/P. Chapla to deny the application because there was no hardship shown.
Motion Carried 4-0.

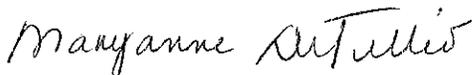
2. Minutes, Regular Meeting and Public Hearing January 7, 2016.

MOTION: P. Chapla/B. Seale to approve the minutes of the January 7, 2016 regular meeting and public hearing.
Motion Carried 4-0.

MOTION: B. Seale/P. Chapla to adjourn the meeting
Motion Carried 4-0.

The meeting was adjourned at 7:55 p.m.

Respectfully submitted,



Maryanne DeTullio, Recording Secretary

SEYMOUR ZONING BOARD OF APPEALS

Public Hearing Minutes
March 3, 2016
Flaherty Room, Town Hall

Members Present: Phil Wilhelmy, Paula Chapla, Bob Seale, Alex Danka

Members Absent: Robert Ricciuti, Thomas O'Neill, Paula Susan Liscinsky

The public hearing began at 7:30 p.m.

1. 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.

Joe Negreiro was present for the applicant. He stated that he has re-designed the parking lots so that the parking is around the building which is more convenient for the tenants. He stated that they have actually created more parking but it does not meet the requirement of two spaces per dwelling unit. He stated that in other similar projects that they have done in other towns the reduced parking has worked and there have been no problems. Mr. Seale asked what the breakdown was in the units and Mr. Negreiro stated that there will be seven one-bedroom units and 37 two-bedroom units. Mr. Negreiro stated that even with the two-bedroom units most do not have two cars. Mr. Danka stated that 84 spaces are required and they are proposing 63. Mr. Wilhelmy stated that all spaces are designated for tenants and asked about visitor parking and parking for service vehicles. Mr. Negreiro stated that there is no visitor parking and most service vehicles would need parking during the day when tenants are not at home. Mr. Wilhelmy asked why someone would park if no spaces are available. Mr. Negreiro stated that they would need to park on the street. Mr. Seale stated that it is a very congested area and very little street parking available. Mr. Seale stated that there is very little public transportation available in Seymour and most people use their own cars. Mr. Seale asked what the hardship is and Mr. Negreiro stated that the hardship is really that the parking should be closer to the building for the convenience of the tenants.

Mr. Wilhelmy stated that the town has done a lot to accommodate this development and parking is important. He stated that no hardship was stated on the application or at the time of purchase, or on the application made at Planning and Zoning. Mr. Negreiro stated that they feel that there will be adequate parking and if needed they can increase it at a future time.

Mr. Wilhelmy asked for any public comment.

Stephan Behuniak, 77 Grand Street stated that the Commission should make sure that on-street parking will not be effected. This could affect the businesses and residents in the area. He felt that two spaces per dwelling unit should be done.

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Bill Farris, 13 Spruce Brook Road stated that if a variance is granted it is there forever and he did not feel that they would go back and change anything or increase the parking.

There was no further public comment.

MOTION: B.Seale/A. Danka to close the public hearing.
Motion Carried 4-0.

Respectfully submitted,



Maryanne DeTullio, Recording Secretary