

SEYMOUR ZONING BOARD OF APPEALS

Public Hearing Minutes
April 7, 2016
Norma Drummer Room, Town Hall

COPY RECEIVED
DATE: 4/14/16
TIME: 8:35 AM
TOWN CLERK'S OFFICE

Members Present: Phil Wilhelmy, Paula Chapla, Robert Ricciuti, Alex Danka

Members Absent: Christine Ailman, Tom O'Neil, Bob Seale

1. An application of a variance of Sections 7.3a) and 7.3b) of the zoning regulations pertaining to contiguous non-wetland soils and area between the setback lines on the property at 7 North Benham Road. The purpose of the variance is to revise the lot lines.

Robert Rich, 9 North Benham Road stated that he will be going to Planning and Zoning commission for a lot line revision. The subdivision was done in 1985. He stated that 9 North Benham Road is an interior lot. The lot line revision will include a small piece of property adjacent to that lot which will give the lot street frontage and it will no longer be an interior lot. He stated that by doing this it will clean up the non-conformity that now exists. He stated that he received a variance for lot square but never went to Planning and Zoning for a lot line revision. He stated that the zoning regulations have been revised since the lots were created and the intent of the regulation is met. He stated that the lot is actually larger than what is required and no physical aspects will be changed. He stated that 7 North Benham Road has a long street frontage which makes it difficult to comply with the regulation. He stated that the hardship with Section 7.3b is because of the amount of frontage and the configuration of the lot. He stated that with Section 7.3a the hardship is with the location of the pond and wetlands.

There was no public comment on the application.

MOTION: P. Wilhelmy/P. Chapla to close the public hearing.
Motion Carried 4-0.

Respectfully submitted,

Maryanne DeTullio

Maryanne DeTullio, Recording Secretary

SEYMOUR ZONING BOARD OF APPEALS

Regular Meeting Minutes

April 7, 2016

Norma Drummer Room, Town Hall

Members Present: Phil Wilhelmy, Robert Ricciuti, Paula Chapla, Alex Danko

Members Absent: Christine Ailman, Tom O'Neil, Bob Seale

1. An application of a variance of Sections 7.3a) and 7.3b) of the zoning regulations pertaining to contiguous non-wetland soils and area between the setback lines on the property at 7 North Benham Road. The purpose of the variance is to revise the lot lines.

MOTION: P. Chapla/P. Wilhelmy to approve the variance of Section 7.3a) due to the lot configuration which creates the hardship.
Motion Carried 4-0.

MOTION: P. Chapla/P. Wilhelmy to approve the variance of Section 7.3b) due to the lot configuration of unusually long frontage length impacting the setbacks which then negatively affects the 15,000 s.f. requirement of contiguous square footage.
Motion Carried 4-0.

3. Minutes – Public Hearing and Regular Meeting March 3, 2016.

MOTION: P. Chapla/P. Wilhelmy to approve the minutes of the March 3, 2016 public hearing and regular meeting.
Motion Carried 4-0.

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

The meeting was adjourned at 8:15 p.m.

Respectfully submitted,



Maryanne DeTullio, Recording Secretary