

SEYMOUR ZONING BOARD OF APPEALS

Public Hearing Minutes
January 18, 2017
Flaherty Room, Town Hall

COPY RECEIVED
DATE: 2/16/17
TIME: 11:50 AM
TOWN CLERK'S OFFICE

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

Members Absent: Thomas O'Neill, Christine Ailman

1. Application for a lot area and lot square variance for a congregate, independent or assisted living facility under the ownership or control of the Seymour Housing Authority for the property at 34 Smith Street.

Phil Wilhelmy stated that he will be filling in as chairman for the Zoning Board of Appeals this evening. The public hearing was opened at 7:30 p.m.

Atty. Gregory Stamos, 300 Main Street, Ansonia, general counsel for the Seymour Housing Authority was present for the applicant. He stated that the intent is to have six efficiency apartments for young adults between the ages of 18 and 24 as a transition to adulthood. He stated that it is not transitory housing; it is transitional. He stated that the individuals who will be renting these units will have to pass criminal checks and other checks. The property will be managed by the Seymour Housing Authority and there will be 24 hour, seven day a week supervision on site.

Don Smith, 56 Greenwood Circle, Seymour, engineer. The existing structure will remain. There will be six off-street parking spaces and one handicap space. He stated that under the regulations the lot area can be reduced by 20% for projects under the control of the Housing Authority. He stated that they are asking for a variance for lot area from 1.6 acres to 1.3 acres. The other variance that they are asking for is for lot square reduction of 50%. He stated that the property is adjacent to other property owned by the Housing Authority.

Mr. Wilhelmy stated that he did not understand the hardship. He asked what intent did the Seymour Housing Authority buy this property. The application states that the hardship is not owner created. Atty. Stamos stated that the easiest solution would be to eliminate the common boundary line and have this become, for title reasons and land records, part of their campus. He stated that they cannot do that because any reconfiguration would require HUD approval which would be a long process.

Mr. Wilhelmy felt that there is already a parking issue in this area. He stated that the decision of the Board has to do with the land. The members discussed the parking situation. Atty. Stamos stated that the grant that they applied for is for transitional, vocational training for 18 to 24 year olds.

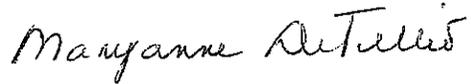
There was no public comment on the application.

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

Respectfully submitted,



Maryanne DeTullio, Recording Secretary