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## SEYMOUR ZONING BOARD OF APPEALS

Regular Meeting Minutes

January 3, 2019

**Members Present:** P. Wilhelmy, R. Demko, T. O'Neil, J. Hanewicz

**Members Absent:** P. Chapla, B. Seale, C. Aliman

**Also Present:** J. Baldwin

The meeting was called to order at 7:50 p.m.

### ***Public Comment***

There was no one from the public wishing to speak.

**MOTION:** J. Hanewicz/P. Wilhelmy, to seat T. O'Neil as a regular member.

**Motion Carried: 4-0.**

### ***Minutes, Regular Meeting December 6, 2018***

**MOTION:** P. Wilhelmy/T. O'Neil to approve the minutes of the December 6, 2018 Regular Meeting.

**Motion Carried: 3-0-1 with J. Hanewicz abstaining.**

### ***57 Washington Avenue***

Section 5.2 table of permitted uses – two family dwelling; R-18 Note C2; Minimum Lot area, as defined in these regulations of at least 20,000 square feet and allow a Reduction to .19 acres.

**MOTION:** P. Wilhelmy/T. O'Neil to discuss and take possible action.

**Motion Carried: 4-0.**

R. Demko stated that the Commission heard testimony from the applicants and they could not really establish a hardship. P. Wilhelmy stated that the hardship has to do with the property and not a personal hardship. T. O'Neil stated that he did not feel there was a hardship.

**MOTION:** T. O'Neil/P. Wilhelmy to deny the application.

**Motion Carried: 4-0.**

### ***115 Bungay Road***

Application for a variance of Section 7.10(d) of the zoning regulations to allow 178 feet of separation between interior lot access ways.

**MOTION:** J. Hanewicz/P. Wilhelmy to discuss and take possible action.

**Motion Carried: 4-0.**

R. Demko stated that the Commission heard testimony regarding this application. P. Wilhelmy stated that they purchased the property as two lots and the way they want to split the property is a built-in hardship because it is on the corner. He also stated that this is a unique situation.

**MOTION:** P. Wilhelmy/T. O'Neil to approve the application.  
**Motion Carried: 4-0.**

***Pubic Comment***

There was no one from the public wishing to speak.

***Correspondence***

There was no correspondence to review.

R. Demko stated that the Board has made some changes and is waiting for approval from the Board of Selectmen. He stated that T. O'Neil can be a regular member to replace B. Seale who resigned and B. Nerone will be an alternate once it is approved by the Board of Selectmen.

P. Wilhelmy stated that the applicant should state the hardship on the application when it is prepared. J. Baldwin stated that they are trying to educate the applicant on this matter and stressing the importance of stating a hardship.

**MOTION:** J. Hanewicz/P. Wilhelmy to adjourn the meeting.  
**Motion carried: 4-0.**

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

Respectfully submitted,

Maryanne DeTullio, Rec. Secretary