

SEYMOUR ZONING BOARD OF APPEALS

Public Hearing Minutes
February 7, 2019
Flaherty Room, Town Hall

Members Present: Rick Demko, Jeff Hanewicz, P. Wilhelmy, P. Chapla,
R. Nerone

Members Absent: Christine Ailman, B. Seale, T. O'Neil

Also Present: Jim Baldwin, B. Nesteriak

COPY RECEIVED
DATE: 02-25-2019
TIME: 11:10 AM
TOWN CLERK'S OFFICE

1. Application for approval to Section 5.2 table of permitted uses of the Seymour Zoning Regulations: To permit an automotive dealership in a C-2 Zone.

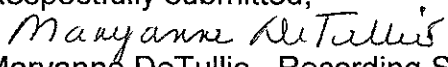
Atty. Fred Stanek 481 Oxford Road, Mark Oczkowski and David Logue were present for the applicant. M. Oczkowski presented the site plan that was approved several years ago. He stated that the storm water drainage has not changed but the size of the building has changed. D. Logue stated that there will be one building which will be smaller. R. Demko asked how many cars will be there at one time. D. Logue stated that generally it will be 100-140 and there will be no gasoline stored. He stated that repairs will be done at the site. He also explained the parking layout. Atty. Stanek stated that the entrance and exit will be off of Cogswheel. P. Wilhelmy asked if there will be car washing. D. Logue stated that they will be washing cars on site and there is an oil/water separator and the building will have sewers. He stated that the garage has the oil/water separator and there is a schedule of cleaning of that. The driveway will be paved and parking in front. The rest of the site will be processed material. Atty. Stanek stated that under Section 5.2 it is a permitted use but requires the approval by ZBA. J. Baldwin stated that it is permitted use in the C-2 Zone and the Commission needs to approve the location. P. Wilhelmy stated that the Board will be voting only on the location. J. Baldwin stated that was correct and licensing is handled by the State of Connecticut.

There was no public comment and the public hearing was closed.

2. Application for a variance of Section 7.14 of the zoning regulations to allow for a setback of the required 10 feet to 3 feet. Replace an existing 10' x 8' shed with a new 10' x 18' (180 s.f.) shed in the rear yard.

Bob Magri stated that the new shed will be larger than the existing one. It is a very small lot with a slop. The new shed will be located in the exact same place as the existing one. He also stated that he will be replacing the existing fence. R. Demko stated that a letter was received from the neighbor at 15 Wooster Street and they had no problem with the application. There was no public comment on the application and the public hearing was closed.

Respectfully submitted,


Maryanne DeTullio, Recording Secretary