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SEYMOUR ZONING BOARD OF APPEALS
MINUTES PUBLIC HEARING -
NOVEMBER 19, 2008

MEMBERS PRESENT: Phil Wilhelmy, Arlene Brumer, Nicolette O'Toole,
David Coe

MEMBERS ABSENT: Theresa Conroy, Robert Ricciuti

OTHERS PRESENT: Bob Looker, Town Planner

Chm. Wilhelmy called the public hearings to order at 7:30 p.m.

1. An application for a front setback variance for the purpose of expanding the attached garage at 22 Meadow Woods Road. The expanded garage would be about 46 feet from the street line.

K. Sapiente, 22 Meadow Woods Road was present. Mr. Wilhelmy asked about the location of the well and if there was enough room between the well and the proposed addition. Mr. Sapiente indicated that there was. It was noted that the house is located on a cul-de-sac and because of the shape of the parcel this is the best location for the addition. There was no public comment on the application.

MOTION: N. O'Toole/D. Coe, to close the public hearing.
In Favor: Wilhelmy, O'Toole, Brumer, Coe
Motion Carried 4-0

2. An application for a lot coverage and lot area variance for the purpose of converting the single family dwelling at 43 Maple Street to a two family dwelling.

William Wilkin was present and submitted pictures of the house and also a description of the neighborhood and how it is broken down. He also prepared a list of parcels in the neighborhood with their square footage and whether they were single or multi-family dwellings. He also had letters in favor of the application from his neighbors on both sides. He stated that none of the homes in the neighborhood comply with the 40,000 s.f. requirements and this would be consistent with the area.

He is requesting a variance of lto coverage from 15.3% to 20% and lot area from 40,000 s.f. to 12,293 s.f. There are two driveways for the house and there would be no problem with parking.

Mr. Looker stated that most of the two family homes were built before zoning regulations and most of them do not have the 40,000 s.f. It would be a two story addition, approximately 1,000 s.f. in total. There was no public comment on the application.

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Respectfully submitted,

Maryanne DeTullio
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Recording Secretary