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SEYMOUR ZONING BOARD OF APPEALS
MINUTES PUBLIC HEARING -
SEPTEMBER 3, 2009

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

MEMBERS ABSENT: Theresa Conroy, Robert Ricciutti, Ted Holly, Alt., Len Greene

OTHERS PRESENT: Bob Looker, Town Planner

Chm. Wilhelmy called the public hearing to order at 7:50 p.m.

Mr. Wilhelmy stated that there were not enough members present to vote on the requested variances. He stated that the Board could vote on other items on the agenda.

1. An application for approval of location for a motor vehicle dealers and repairer's license for the property at 57 New Haven Road.
2. An application for a variance of Section 7.12 and Section 9.3.4f) of the zoning regulations pertaining to setbacks for parking and storage of inventory for the property at 57 New Haven Road.

Donald Smith representing Green Light Auto stated that this property has been vacant for sometime and was at one time a residence. It is located in the C-2 Zone. It is a small parcel, approximately 10,000 s.f. and oddly shaped. It is located between residential and the C-2 zone.

He stated that they are seeking approval of the location for a motor vehicle dealers and repairer's license. They are also seeking three variances in order to comply with the requirements of the C-2 Zone. There is no parking allowed within 50 feet of residential zone and are looking for a variance for six parking spaces in the area which abuts a residential zone. There is also no parking within 25' of the street and because of the shape of this parcel that makes the front portion unuseable and they are left with no place to park the vehicles. A 10' retaining wall will be constructed in the rear and there will be a fence along the property line. There will be a dealership office on the site.

Mr. Smith explained that the last variance they are looking for is to allow more than 50% of the front yard for storage. There is really no front yard and they would like to have vehicles parked in the front. They would be able to display between 13 to 15 cars.

Mr. Wilhelmy asked how the Board can determine what 50% of the inventory would be and asked how many cars they would want to have parked there.

David Logue, applicant stated that they have always kept their other site clean and presentable. This property has considerably less space than their other location which currently has 20 cars in the front. That site is crowded and they are anticipating using

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this property to move some of their inventory and park it at 57 New Haven Road. Mr. Wilhelmy suggested that they consider this matter and be able to be more specific regarding the number of storage spaces for the next meeting.

Mr. Wilhelmy read a letter from Dawn Passerine, 53 New Haven Road stating that she had no objection to this application.

There was no public comment on the application.

MOTION: N. O'Toole/D. Coe to continue the public hearing to the next regularly scheduled meeting (October 1, 2009)
In Favor: Wilhelmy, O'Toole, Coe
Motion Carried 3-0

Respectfully submitted,


Maryanne DeTullio
Recording Secretary