

DATE: 10/13/09
TIME: 8:30am
TOWN CLERK'S OFFICE

SEYMOUR ZONING BOARD OF APPEALS
MINUTES PUBLIC HEARING -
OCTOBER 1, 2009

MEMBERS PRESENT: Theresa Conroy, Nicolette O'Toole, Len Greene,
Ted Holly, Alt.

MEMBERS ABSENT: Phil Wilhelmy, Robert Ricciutti, David Coe

OTHERS PRESENT: Bob Looker, Town Planner

Acting Chw. Conroy called the public hearing to order at 7:40 p.m.

1. 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. This hearing is continued from September 3, 2009.

Donald Smith representing Green Light Auto stated that this property is an existing non-conforming site and at one time was a resident and is now zoned commercial. They would like to expand their auto dealership. The location has been approved and they are now looking for a few variances. They were seeking a variance to be able to use more than 50% of the front yard for display purposes and have determined that they do not need that any longer. They will be using approximately 30% of the front yard.

This is a very small piece of property and they are therefore looking for a setback variance for parking from street line where 25' required and have 8' proposed. There is a wide right of way in the front. The other variance is for parking in the rear and since it is adjacent to residential they need to be 50' from rear line. There are six parking spaces proposed which is what is required and will be for customer use. The front and side of the property will be for display of cars. In order to create parking in the rear some excavation is required. There will be a retaining wall approximately 9' high.

They will be abandoning the septic system and tie into the city sewer. The structure on the site dates back to 1945 and does not conform to the regulations. The property was rezoned C-2 and converted to an office use in 2002 and no site plan was submitted at that time. It is unuseable as zoned. It is very small in size, triangular in shape and has an irregular front line.

Greg Pasarini owner of the adjacent property stated that he has no problem with this application and will be a good addition to the area.
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.

MOTION: L. Greene/T. Holly to close the public hearing
In Favor: Conroy, O'Toole, Greene, Holly
Motion Carried 4-0

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2. An application for a front setback variance for the purpose of building a vestibule, stoop and front porch on the property at 135 Davis Road. Front porch to be about 42 feet from the street line.

Ed Spooner, contractor stated that the vestibule and stoop are already there. This is an existing non-conforming lot. This will be removed and a front porch added with an overhang.

Marcia Chatfield, 134 Davis Road stated that she has no objection to the application and it will be a nice addition for the neighborhood.

MOTION: L. Greene/T. Holly to close the public hearing
In Favor: Conroy, O'Toole, Greene, Holly
Motion Carried 4-0

3. An application for a front setback variance for the purpose of building an attached garage on the property at 97 Old Ansonia Road. Garage to be about 31 feet from the street line.

Mike Williamson stated that they would like to add an attached garage to the home. It will be approximately 30' from the lot line and will be three car. There is a stone structure on the property which is part of an old farm. There is no garage currently. There will be a storage area above. The septic field is in the rear and there is nowhere else to locate the garage.

Eileen Coldwell, 99 Old Ansonia Road stated that she is in favor of the application and they need a garage. It would be an asset to the neighborhood.

MOTION: L. Greene/T. Holly to close the public hearing
In Favor: Conroy, O'Toole, Greene, Holly
Motion Carried 4-0

Respectfully submitted,

Maryanne DeTullio
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Recording Secretary