



Town of Seymour
Department of Land Use & Code Compliance
Wetlands & Watercourses, Planning & Zoning,
Zoning Board of Appeals
20 Pine Street 2nd Floor
Seymour, CT 06483
(Subject to Revision)

COPY RECEIVED
DATE: 9/19/26
TIME: 10:41 AM
TOWN CLERK'S OFFICE

Zoning Board of Appeals
Public Hearing Minutes – September 3, 2026
Norma Drummer Room, 1 First St. Seymour, CT 06483

Attendees

Members Present: P. Whilhelmy, P. Chapla, B. Lych, S. Walsh

Members Absent: P. Wetowitz, A. DeFelice (Alternate)

Others Present: M. Marganski, CZEO; S. Wachter 37 Peach Drive, Seymour (applicant)

Minutes

1. Call to Order

Chairman P. Wilhelmy opened the public hearing at 7:00pm and led assembled in pledge.

2. Roll Call (seat alternate as necessary)

Chairman P. Wilhelmy referred to board in attendance to include Sean Walsh, Bill Lynch, and Paula Chapla.

3. Pledge of allegiance

4. Re: Application No: ZBA-26-4: 37 Peach Drive, Seymour, CT 06483

M. Marganski, CZEO, read the legal notice into the record and summarized the proposed variance.

S. Wachter 37 Peach Dr. Seymour presented request and hardship.

- S. Wachter requesting a relief to reduce the rear setback in order to build a residential addition.
- The proposed addition would create a master bedroom and additional living space for his family.
- He stated that the lot's small size and irregular shape constitute the hardship preventing compliance with current zoning requirements.



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M. Marganski, CZEO gave explanation of lot status and variance specifics.

- CZEO explained that the lot is legally existing but nonconforming and undersized for the R-40 zone.
- The R-40 minimum lot size is 40,000 square feet, while the subject lot is approximately 14,784 square feet.
- The applicant requested a reduction in rear setback from 30.0 feet to 22.4 feet
- The applicant also requested an increase in maximum lot coverage from 15% to 22.9% to accommodate the addition.
- The stated purpose of the addition was to provide a master bedroom and extra living space for the applicant, his wife, and their newborn.

Board discussion on site constraints and impacts

- Board members reviewed the site plan and discussed existing site conditions, including a garage, shed, large rock features, and play equipment.
- The rear yard appears to drop off near the rear property line, which limits usable buildable area.
- Most of the proposed addition would remain within the existing setback envelope, with only a small corner requiring relief.
- The lot configuration and setback constraints were discussed as making the project infeasible without the requested variance.

5. Public Comment

Applicant submitted a dated letter from the abutting neighbor Jean Coddington 5 Holbrook Rd. Seymour dated 8/1/2026.

- The letter stated no objection and full support for the requested variances.
- The abutter stated the proposed construction would not negatively affect the use and enjoyment of their property or the neighborhood character

Chairman P. Wilhelmy asked if there was any public comment, three time, there was none. With no further public comment, public comment is closed.



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6. Disposition of Public Hearing

Motion to close the public hearing for Application No: ZBA-26-4 Peach Drive, Seymour, CT 06483

Made by Chapla, seconded by Lynch

Vote: Aye: P. Wilhelmy, P. Chapla, B. Lynch, S. Walsh Nay-None Abstain- None

All in favor public hearing closed at 7:13pm

Respectfully Submitted,

L. Rajvong

Recording Secretary, Zoning Board of Appeals