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**Seymour Zoning Board of Appeals
130 Skokorat Street- Minutes Public Hearing
7:15pm March 5th, 2020**

Members Present: Phil Whilhemy, Jeff Hanewicz, Paula Chapla, Rich Demko, John Duke

Members Absent: Bob Nerone

Others Present: Jim Baldwin, Mike Marganski, Tom O'Neill

1. Call to Order

The meeting was called to order at 7:15

2. Pledge of Allegiance

All stood for the pledge.

3. Seating of Alternates

The Board did not seat the Alternates.

4. Public Comment

Attorney Tom O'Neill asked with the accessway going where it is planned to go, would the stonewall that separates his property and the applicant's property, would the stone wall be disrupted? His property should not be depreciated in value for another. He wanted to state this for the record so that it does not affect the corner, because this stone wall is shared between the two properties.

Jesse Judson said the stone wall will have to be removed on the front portion of the applicant's property, but everything else would stand. He will have to look at it in more detail, but he believes that everything should stay as it is for the neighbors.

5. Discussion and take possible action regarding 130 Skokorat Street

The Chair read the Public Hearing Notice into the record.

The Seymour Zoning Board of Appeals will conduct a public hearing on March 5th at 7:15 pm in the Norma Drummer Room; Seymour Town Hall 1 First Street Seymour CT 06483 for the following application:

Application for a variance of section 6.0 table of dimensional requirements to reduce the minimum required lot square from 120 feet to 114+/- feet for proposed lot #3 only Property located at 130 Skokorat Street, Seymour CT A copy of the application is on file in the Seymour Town Hall. At these hearings, interested persons can appear and be heard. Written communications will also be received. Dated at Seymour, Connecticut this 12th of February 2020.

Attorney Fred Stanek represented Teresa Conroy, as the notice indicated, the applicant is seeking a variance of section 6 with regard to the lot square looking at the dimensional table, to

reduce the lot square from Lot 3 from 120 feet to 114 feet. The property is located at 130 Skokorat Street and at the present time the property accommodates a residential structure. Now, they are proposing to divide the property into 3 residential lots.

Jesse Judson, licensed land surveyor, is representing the applicant for a variance of Section 6 of the Zoning Regulations. He explained the existing property, when it was purchased and how it has the residential home on the lot. There were several options for developing the property, splitting the parcel in 3 lots is the best fit for the neighborhood and the most practical.

- Lot #1 will be a 1.75 interior lot, 25 foot accessway on the northern side of the property line
- Lot #2 will be the road front lot, with the front of it on Skokorat Street, the existing house will remain on the parcel
- Lot #3 is the lot they are seeking the variance for, it will also be a road front lot, 28,000 sq ft, 122 feet of frontage, and the minimum width is 120ft and they have a little bit more than that

Judson said they meet all aspects of the regulation, except for the lot square. This is mainly caused by the unique shape of the parcel, the side lines of the parcel do not intersect at 90%. If they intersect at 90% they would not have this problem. They have also provided a preliminary site development plan to show the development feasibility of the property. Both have plenty of room for a house, even with the lot square variance they have plenty of room. Additionally, even though they are only at a 114 foot lot square they are still providing a larger lot square than the conditions of the neighborhood. Along Paramount Drive, the lots are only 85 feet wide and on Skokorat the lots are only 100 feet wide. They looked at several options of development, as he mentioned before, one was putting a roadway in there. They could do that, but because of the subdivision regulations, they suggest that the minimum separation between each street be at least 500 feet apart, and Paramount is only about 300 feet away, Heritage Drive is also only 350 feet away.

Attorney Stanek said that they are open to any and all questions, and they believe that this this application for variance meets the criteria in order for the Commission to approve this.

The Chair asked for any questions from the Board.

Phil Whilhemy asked if Lot #2 stays conforming even after they put the access in for the interior lot.

Judson responded yes.

The Chair asked to reiterate the statutory hardship, essentially they are looking at the literal enforcement of the lots square regulation, coupled with the unique shape of the existing parcel, all creates an unusual hardship for reasonable development of a property.

Attorney Stanek responded yes.

Public Hearing was closed at 7:30.

Submitted by,

Malia McCool