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Town of Seymour

Department of Land Use & Code Compliance
Inland Wetlands & Watercourses Commission; Planning & Zoning Commission;
Zoning Board of Appeals
20 Pine Street 2nd Floor
Seymour, CT 06483
(203) 888-2024

Zoning Board of Appeals (ZBA) – February 5, 2026 at 7:00 PM

Public Hearing Meeting Minutes

*Seymour Town Hall, Norma Drummer Room
1 First Street, Seymour, CT 06483*

1. Call to Order @ 7:00 PM
2. Roll Call P. Wilhelmy, P. Chapla, P. Wewtowiz, B. Lynch, K. Hanewicz
3. Pledge of Allegiance
4. Public Notice read into the record by the Chairperson.
 - **Legal Notice:** The Seymour Zoning Board of Appeals will convene a Public Hearing on Thursday, February 5, 2026 at 7:00 pm, Seymour Town Hall, Norma Drummer Room, 1 First Street Seymour, CT 06483. Application to Grant a Variance of Section 8.2 Table of Permitted Uses C32.2 to allow for an attached Accessory Dwelling Unit "ADU" within an existing nonconforming Primary Dwelling Unit. The property is located at 17 Lane Street, Seymour, CT 06483. Interested parties may obtain copies of the record from the Office of the Land Use, 20 Pine Street-2nd floor, Seymour, CT 06483. ATTEST: P. Wilhelmy, Seymour ZBA Vice Chairperson. **Published Voices January 21, 2026 & January 28, 2026**
 - **Applicant:** Matthew Flach, 17 Lane Street, Seymour, CT 06483
 - **Owner:** Jill B. Granda, 17 Lane Street, Seymour, CT 06483
 - ZEO verified completed application, fee paid, receipt of certification of mailings and posting of sign.
5. Application No. ZBA-26-1: 17 Lane Street, Seymour (Variance)
 - Matt Flach stated his reasoning for requesting the variance house built in 1914 prior to zoning regulations. The ADU will be for the use of his family.
 - Chair requested review of Section 8.2 Permitted Uses, C-32. ZEO reviewed C-32.2 No accessory dwelling unit can occupy an existing non-conforming principal dwelling unit or existing non-conforming detached building.
 - Owner Jill Granda stated the home is an older cape style. She reviewed the proposed work and family need for the ADU.
 - ZEO stated that a 4 car attached garage with loft is permitted as of right and under construction.
 - S. Walsh asked for clarification for his understanding that the request does not affect the structure but only for the intended use. Chair responded that his understanding is correct.

- *Motion to Continue the Public Hearing until Thursday, March 5, 2026 at 7:00 PM by K. Hanewicz, P. Chapla (5-0)*

6. Adjournment @ 7:50 PM

Submitted M. Marganski, CZED

File: ZBA February Public Hearing M nutes 2026