

Town of Stafford
Zoning Board of Appeals
Regular Meeting
May 6, 2010
7:00 p.m. – Veterans Meeting Room

Members Present: Dennis Kaba, Chairman
Scott Gallison
Ronald Houle
Tom Heffron
Henry DaDalt

ZEO Present: Richard Shuck

PUBLIC HEARINGS

Application of Soucy Enterprises LLC requesting variance of Section 4.31 to construct a fire escape within 10 feet from side property line. Location: 67 East Main St., Assessor's Map #51, Lot # 168.1, Zone C.

Application of Traci Hillebrecht and Stephen Agostinucci requesting variance of Section 3.05(c) and 3.09 for construction of a single family residence on a private road. Location: Topsy Drive, Assessor's Map #48, Lot #58.1, Zone A.

Application of Alfred Gerner requesting variance of Section 4.31 to construct addition within the required side property setbacks. Location: 2 Tetrault Road, Assessor's Map #23, Lot#31, AAA Zone.

Application of Charlotte Hansen requesting variance of Section 3.28.5 (rear lots) 20% limit for rear/flag lots. Location: 74 Blodgett Road, Assessor's Map #6, Lot #7.2, AAA Zone.

Agenda:

1. Review minutes of April 1, 2010 regular meeting.
2. Discussion – Soucy Enterprises LLC application.
3. Discussion – Hillebrecht/Agostinucci application.
4. Discussion – Gerner application
5. Discussion – Hansen application
6. Adjournment

A public hearing was held prior to the regular meeting re application of Soucy Enterprises LLC requesting variance of Section 4.31, application of Hillebrecht/Agostinucci requesting variance of Section 3.05(c) and 3.09, application of Alfred Grener requesting variance of Section 4.31, and application of Charlotte Hansen requesting variance of Section 3.28.5. Tape recorded and filed in the office of the Town Clerk.

The public hearing was called to order at 7:00 p.m. Ronald Houle made a motion to adjourn the meeting to use the upstairs facility, seconded by Henry DaDalt. All in favor. Public hearing moved to upstairs due to lack of space. The public hearing reopened at 7:06 p.m. and the call was read. The public hearing closed at 8:16 p.m.

1. Review minutes of April 1, 2010.

Due to the lack of members present today that were present at the April 1st meeting the minutes are tabled to the next meeting.

2. Discussion – Soucy Enterprises LLC application.

There was no further discussion on this agenda item.

Henry DaDalt made a motion that in the case of Patrick Soucy, map #51, lot #168.1, Zone C that they be allowed to construct a fire escape approximately two to three feet from Arnold lane driveway (private road), seconded by Tom Heffron. Motion passed. Voting Yea; Scott Gallison, Ronald Houle, Dennis Kaba, Tom Heffron, and Henry DaDalt.

3. Discussion – Hillebrecht/Agostinucci application

There was no further discussion on this agenda item.

Ronald Houle made a motion to accept the application of Traci Hillebrecht and Stephen Agostinucci requesting a variance of Section 3.05(c) and 3.09 for construction of a single family residence (lot of record) on a private road, seconded by Tom Heffron. Motion passed. Voting Yea; Scott Gallison, Ronald Houle, Dennis Kaba, Tom Heffron, and Henry DaDalt.

4. Discussion – Gerner application.

There was no further discussion on this agenda item.

Tom Heffron made a motion to accept the application of Al Gerner, 2 Tetrault Road, Stafford Springs, Map #23, Lot #31, AAA Zone to make an addition, variance request for sideline (East side) be reduced by 16 feet from the original 52 feet (leaving 36 feet), seconded by Henry DaDalt. Motion passed. Voting Yea; Scott Gallison, Dennis Kaba, Tom Heffron, and Henry DaDalt. Voting Nay; Ronald Houle.

5. Discussion – Hansen application.

During the public hearing portion of the meeting, Attorney Kenneth Slater, Jr. spoke on behalf of Charlotte Hansen and Attorney Wendell Avery spoke on behalf of Mr. Winstanley. There was no further discussion on this agenda item.

Tom Heffron made a motion to table the application of Charlotte Hansen, re would like to get more assistance from the Town Attorney relative to this matter (discussion to continue on June 3, 2010), seconded by Scott Gallison. Motion passed. Voting Yea; Scott Gallison, Ronald Houle, Dennis Kaba, Tom Heffron, and Henry DaDalt.

6. Adjournment.

Henry DaDalt made a motion to adjourn, seconded by Tom Heffron. All in favor. The regular meeting of the Zoning Board of Appeals adjourned at 8:26 p.m.

Respectfully submitted,

Ann Cison Monahan
Recording Secretary