

Town of Stafford
Zoning Board of Appeals
Regular Meeting
July 1, 2010
7:00 p.m. – Veterans Meeting Room

Members Present: Dennis Kaba, Chairman
Tom Carter, Alternate seated for Henry DaDalt
Tom Heffron
Richard Martin, Alternate seated for Scott Gallison

ZEO Present: Richard Shuck

PUBLIC HEARINGS

Application of Bruce and Lisa Johanns for variance of Section 3.47b, Signs. Location: 14 Buckley Highway, Assessor's Map #56, Lot #019, AA Zone.

Application of William F. Blythe Jr. for variance of Section 4.31, District Standards and 3.10(d), Accessory Buildings. Location: 118 Colburn Road, Assessor Map #17, Lot #003, AA Zone.

Agenda:

1. Review minutes of June 3, 2010 regular meeting.
2. Discussion – Johanns application.
3. Discussion- Blythe application.
4. Continuation-Discussion of Hansen application.
5. Adjournment.

A public hearing was held prior to the regular meeting, re Bruce and Lisa Johanns requesting variance of Section 3.47b, signs and William Blythe Jr. requesting variance of Section 4.31 (District Standards) and 3.10(d) (Accessory Buildings), tape recorded and filed in the office of the Town Clerk.

It was noted to the applicants before the public hearing started that it takes 4 members of the Commission to vote for a variance application, therefore a continuance could be requested if an applicant wanted to wait for 5 members to be present. Upon completion of the public hearing Chairman Kaba called the regular meeting to order at 7:27 p.m.

1. Review minutes of June 3, 2010 regular meeting.

Due to the lack of members present, this vote is postponed to the next meeting.

4. Continuation-Discussion of Hansen application.

Richard Shuck handed out three documents, a letter from Attorney Avery dated July 1, 2010 and two letters via email from Attorney Slater, both dated July 1, 2010. Ms. Hansen was present at this meeting as suggested by Attorney Slater to ensure no action was taken tonight. There was no further discussion on this agenda item.

2. Discussion- Johans application.

Tom Carter noted that this property is in AA Zone and that Johans have been at this property (self employed) for about 6 years, knowing that this is residential property and the restrictions for a residential property. Tom also stating that if one person gets a sign then everyone wants a sign.

Tom Heffron made a motion to deny without prejudice the application of Bruce and Lisa Johans, 14 Buckley Highway, Assessor's Map #56, Lot #019, AA Zone for the reason; no hardship has been stated seconded by Richard Martin. Motion to deny passed. Voting Yea; Tom Carter, Dennis Kaba, Tom Heffron, and Richard Martin.

3. Discussion- Blythe application.

Richard Martin stated that the garage is too big for the size of the lot. Tom Carter noted that as long as the neighbors are fine with the building he sees no problem.

Richard Martin made a motion to deny the application of William Blythe Jr. for Section 4.31, District Standards and 3.10(d), Accessory Buildings, seconded by Tom Heffron. Motion to deny passed. Voting Yea; Dennis Kaba, Tom Heffron, and Richard Martin. Voting Nay; Tom Carter.

5. Adjournment.

Richard Martin made a motion to adjourn, seconded by Tom Heffron. All in favor. The regular meeting of the Zoning Board of Appeals adjourned at 7:39 p.m.

Respectfully submitted,

Ann Ciscon Monahan
Recording Secretary