

Town of Stafford
Zoning Board of Appeals
Regular Meeting
September 2, 2010
7:00 p.m. – Veterans Meeting Room

Members Present: Dennis Kaba, Chairman
Scott Gallison
Ronald Houle
Tom Heffron
Tom Carter, Alternate, seated for Henry DaDalt.

Also Present: Richard Shuck, ZEO

PUBLIC HEARINGS

Application of David J. Grenier requesting variance of Section 4.31, District Standards, “road frontage”. Location: Delphi Road, Assessor’s Map #8, Lot #7.3, AAA Zone.

Agenda:

1. Review minutes of August 5, 2010 regular meeting.
2. Discussion- Application of David J. Grenier.
3. Adjournment.

A public hearing was held prior to the regular meeting, re David Grenier requesting variance of Section 4.31, District Standards, tape recorded and filed in the office of the Town Clerk.

Upon completion of the public hearing, Chairman Kaba called the regular meeting to order at 7:15 p.m.

1. Review minutes of August 5, 2010 regular meeting.

Due to the lack of members present tonight that were present at the August 5th meeting, the vote is postponed to the next meeting. Also to add the June 3, 2010 regular meeting vote to the next meeting.

2. Discussion- Application of David J. Grenier.

Tom Heffron stated that he will refer back to the prior approval (from 6/7/1990) on this variance, however, he does not necessarily see the hardship. Ronald Houle stated that the hardship would be if he had to borrow the money against it (that is, refinancing on a building lot that is technically not a building lot). Tom Heffron added that this is true, except if the purpose of the variance is only to sell the property, then he does not agree with that part. ZEO Richard Shuck reminded all that this variance is only for frontage, all other regulations, setbacks, etcetera must be met. Scott Gallison added that this variance that is being approved is to build one house, Scott would like to see the same results if the land is sold, with no subsequent subdivision, Ronald said then it would have to be sold with this stipulation. Richard cautioned that even with this variance added to the land record, a future land owner could still put a road on the property and then go to P&Z.

Ronald Houle made a motion to approve the application for David Grenier requesting variance of Section 4.31, District Standards, "road frontage". Location: Delphi Road, Assessor's Map #8, Lot #7.3, AAA Zone with the following condition: the purpose of the variance is to construct one single family home, seconded by Tom Heffron. Motion passed. Voting Yea; Scott Gallison, Ronald Houle, Dennis Kaba, Tom Heffron, and Tom Carter.

Ronald Houle made a motion to add 14 River Road discussion to the agenda, seconded by Tom Carter. Motion passed. Voting Yea; Scott Gallison, Ronald Houle, Tom Heffron, and Tom Carter.

Tom Heffron noted that the tenant on this property has garbage behind trailers and other areas. Richard handed out the list of conditions of use variance granted at a special meeting March 13, 2003 for this property. Tom Heffron stated that condition #10 is in violation. Ronald said #3 may also be in violation. Tom Heffron also stated that he thinks the owner is doing a good job, but the tenant is not (as far as the garbage) and he would like to see the corresponding condition enforced. Richard stated that he will look into the site plan of the property (for the scope of the conditions of the variance) and will send a letter asking for voluntary compliance if all is in order.

3. Adjournment.

Scott Gallison made a motion to adjourn, seconded by Ronald Houle. All in favor. The regular meeting of the Zoning Board of Appeals adjourned at 7:26 p.m.

Respectfully submitted,

Ann Ciscon Monahan
Recording Secretary