

Town of Stafford
Zoning Board of Appeals
Regular Meeting
March 3, 2011
7:00 p.m. - Veterans Meeting Room

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

Alternates Present: Tom Carter
Kenneth McQuaid, Jr.

Also Present: Richard Shuck, ZEO

PUBLIC HEARINGS

Application of Dave & Margaret Ceniglio for variance of Section 4.31, District Standards, to construct an addition within rear yard setback. Location: 8 Lake Shore Boulevard, Assessor's Map #18, Lot #039, AA Zone.

Special Use Permit application of Ronald Morzik & Charles Neri for Auto Sales and Repair pursuant to the Town of Stafford Zoning Regulations Sec. 5.05 and CGS Sec. 14-54 for the purpose of selling trailers. Location: 55 West Stafford Road, Assessor's Map #47, Lot #012, HB Zone.

Special Use Permit application of Stafford Auto Recyclers for Auto Sales and Repair pursuant to the Town of Stafford Zoning Regulations Sec. 5.05 and CGS Sec. 14-67(i) for the purpose of transferring automotive dismantler's ownership. Location: 17 Stafford St. Ext., Assessor's Map #75, Lot #012, AA Zone.

Agenda:

1. Review of minutes of August 5, 2010 and September 2, 2010 regular meetings.
2. Discussion – Application of David and Margaret Ceniglio
3. Discussion- Application of Ronald Morzik and Charles Neri
4. Discussion- Application of Stafford Auto Recyclers
5. Adjournment.

A public hearing was held prior to the regular meeting, re application of David & Margaret Ceniglio for variance of Section 4.31, SUP application of Ronald Morzik and Charles Neri for Auto Sales and Repair pursuant to Regulations Sec. 5.05 and CGS Sec 14-54 (selling trailers), and SUP application of Stafford Auto Recyclers for Auto Sales and Repair pursuant to Regulations Sec. 5.05 and CGS Sec. 14-67(i) (transferring automotive dismantler's ownership), 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 7:33 p.m.

1. Review minutes of August 5, 2010 and September 2, 2010 regular meetings.

Ronald Houle made a motion to approve the minutes of the August 5, 2010 regular meeting, seconded by Tom Heffron. Motion passed with Scott Gallison abstaining. Voting Yea; Ronald Houle, Dennis Kaba, and Tom Heffron and Henry DaDalt.

Ronald Houle made a motion to approve the minutes of the September 2, 2010 regular meeting, seconded by Scott Gallison. Motion passed with Henry DaDalt abstaining. Voting Yea; Scott Gallison, Ronald Houle, Dennis Kaba, and Tom Heffron.

There was a notation that the June 3, 2010 regular meeting minutes still need to be voted on.

Tom Heffron and Scott Gallison asked Richard about the situation on River Road, it was concluded to keep this property on track for clean-up after the snow melts.

2. Discussion – Application of David and Margaret Ceniglio.

There was no further discussion on this agenda item.

Henry DaDalt made a motion to accept the application of David and Margaret Ceniglio of 8 Lake Shore Boulevard, Assessor's Map #18, Lot #039, AA Zone to construct an addition of 17.5' x 21' in the rear of their property to the existing structure with a setback distance no closer than 4' 10" to the rear of the property, seconded by Scott Gallison. Motion passed. Voting Yea; Scott Gallison, Ronald Houle, Dennis Kaba, Tom Heffron, and Henry DaDalt.

3. Discussion – Application of Ronald Morzik and Charles Neri.

There was no further discussion on this agenda item.

Tom Heffron made a motion to approve the application of Ronald Morzik and Charles Neri, 55 West Stafford Road, Stafford Springs, Map #47, Lot #012, HB Zone to permit the use of the property to trailer sales exclusively with no repairs and no auto sales or repairs, seconded by Henry DaDalt. Motion passed. Voting Yea; Scott Gallison, Ronald Houle, Dennis Kaba, Tom Heffron, and Henry DaDalt.

4. Discussion- Application of Stafford Auto Recyclers.

There was no further discussion on this agenda item.

Scott Gallison made a motion to approve the application of Stafford Auto Recyclers, 17 Stafford Street Ext., Stafford Springs, Map #75, Lot #012, AA Zone to conduct auto salvaging operations under Sec. 5.05 of the Stafford regulations, with the provisos that they install or repair as necessary the fencing, type C screening around the perimeter of the 2.7 license area, and install a concrete pad sufficient to handle the dismantling and storage of drain oil barrels and fluids from the vehicles and salvage materials, also approving the use of the 2.7 acre license area, seconded by Tom Heffron. Motion passed. Voting Yea; Scott Gallison, Ronald Houle, Dennis Kaba, Tom Heffron, and Henry DaDalt.

5. Adjournment.

Richard noted and the Board agreed to a public hearing scheduled for the next meeting, April 7, 2011 regarding the Cease and Desist of the modular classrooms located on Levinthal Run. Ronald Houle noted that he will step down during this section of the meeting.

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 7:58 p.m.

Respectfully submitted,

Ann Cison Monahan
Recording Secretary