

Town of Stafford
Zoning Board of Appeals
Regular Meeting
November 5, 2009
7:00 p.m. – Veterans Meeting Room

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

ZEO Present: Richard Shuck

PUBLIC HEARINGS

Continued - Application of Theresa Duffy requesting variance of Section 4.31, Standards for Residential Districts to construct 15'8 x 6' covered porch. Location: 66 Charter Road, Assessor's Map #66, Lot #24, AAA Zone.

Agenda:

1. Review minutes of October 1, 1009 regular meeting.
2. Discussion – Application of Theresa Duffy.
3. Adjournment.

A public hearing was held prior to the regular meeting, re continued – application of Theresa Duffy requesting variance of Section 4.31. Tape recorded and filed in the office of the Town Clerk.

Chairman Kaba called the regular meeting to order at 7:04 p.m.

1. Review minutes of October 1, 2009 regular meeting.

Henry DaDalt made a motion to accept the minutes of the October 1, 2009 regular meeting as written, seconded by Ronald Houle. Motion passed. Voting Yea; Scott Gallison, Tom Carter, Dennis Kaba, Ronald Houle, and Henry DaDalt.

2. Discussion – Application of Theresa Duffy.

There was no further discussion on this agenda item.

Henry DaDalt made a motion to accept the application of Theresa Duffy, 66 Charter Road, Assessor's Map #66, Lot #24, AAA Zone to construct a porch within the 30' required setback, porch size 15'8 x 6', on the side, seconded by Ronald Houle. Motion passed. Voting Yea; Scott Gallison, Tom Carter, Dennis Kaba, Ronald Houle, and Henry DaDalt.

Other Business.

Richard passed out the *Site Plans and "As Built" Plans required for Zoning Permits and Certificate of Zoning Compliance for all New Residential Structures* notice. Richard stated that for small lots in particular setbacks and boundary lines can be easily misrepresented on site plans/ conceptual plans. Ronald Houle asked if required "as built" surveys could correspond to a certain dollar amount spent on construction. Richard said that the current regulation states anything over 400sf requires a survey. Scott Gallison stated that there is a line between construction being cost prohibitive and accuracy.

3. Adjournment.

Ronald Houle made a motion to adjourn, seconded by Scott Gallison. All in favor. The regular meeting of the Zoning Board of Appeals adjourned at 7:23 p.m.

Respectfully submitted,

Ann Ciscon Monahan
Recording Secretary