

Town of Stafford
Zoning Board of Appeals
Regular Meeting
March 1, 2012
7:00 p.m. – Veterans Meeting Room

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

Tom Heffron
ATTEST TOWN CLERK

Also Present: Richard Shuck, CZEO/ First Selectman

PUBLIC HEARINGS

Application of Wayne A. & Madeline L. Wohllebe requesting variance of Section 4.31, District Standards for property lot line change. Location: 11 Charter Road, Assessor's Map #67, Lot #5, AAA Zone.

Agenda:

1. Review minutes of October 6, 2011 regular meeting.
2. Discussion – Variance application of Wayne & Madeline Wohllebe.
3. Discussion – Howard Coro and Josh Wilson re automotive restoration business at 99 Cooper Lane (formerly MobileMed).
4. Other Business.
5. Adjournment.

A public hearing was held prior to the regular meeting, re application of Wayne & Madeline Wohllebe 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 7:10 p.m.

1. Review minutes of October 6, 2011 regular meeting.

Tom Heffron made a motion to accept the minutes of the October 6, 2011 regular meeting, seconded by Ronald Houle. Motion passed. Voting Yea; Tom Heffron, Henry DaDalt, Dennis Kaba, Ronald Houle, and Tom Carter.

2. Discussion – Variance application of Wayne & Madeline Wohllebe.

There was a brief clarification of the numbers on Charter Road, stating that Wayne & Madeline live at 9 Charter, that Tammy & Stephen Waddock live and 7 Charter Road, and that the property is being conveyed from 11 to 7 Charter Road. Also, that the pond is mostly on 7 Charter Road, but a part of the spring and edge of the pond are on 11 Charter Road.

Henry DaDalt made a motion to accept the application of Wayne & Madeline Wohllebe, 11 Charter Road, Assessor's Map #67, Lot #5, AAA zone to convey to lot 5.1 (0.27 acres total), seconded by Ronald Houle. Motion passed. Voting Yea; Tom Carter, Ronald Houle, Dennis Kaba, Tom Heffron, and Henry DaDalt.

3. Discussion – Howard Coro and Josh Wilson re automotive restoration business at 99 Cooper Lane (formerly MobileMed).

Howard Coro and Josh Wilson (current business partners in Somers, CT) outlined their plan for an automotive restoration business, stating that the price reduction on the property caught their attention, especially its proximity to Stafford Motor Speedway. Their current hotrod/ fabrication/ restoration shop has a total of 3,000 sf split between 2 locations and they are in need of more space. Howard asked about their possibilities for this property and if it is worth the time to make an offer on the property. Tom Heffron stated that his feeling on past automotive variances in Town has created a history of what was granted then turning into junkyards on the outside, he is concerned with the outside appearance. Ronald Houle asked how long a vehicle would remain at the shop for restoration. Howard said that there would be containers, enclosed trailers, and a small general area for project cars to be stripped down. A dealer's license would be needed and there would be no sandblasting on site, however, a future paint booth is on the wish list. Howard said that the repair of the building would be done as a long-term project. Richard Shuck noted that the previous use of the building was automotive repair, if the Board feels that if this is an *expansion* of what was previously there then the regulations do not allow for it, however, if the Board feels it is *under* the general realm of what the previous operation was or less intrusive on the neighborhood (it could be approved with conditions). Henry asked about traffic that would be generated; Howard said very minimal, also if a showroom was planned, answer; someday would be nice. The Commission would like to see a plan (on paper) and pictures of current operation. Environmental concerns of paint emissions and breakdown of oil and antifreeze were mentioned. Tom Heffron suggested a visit to the current operation in Somers.

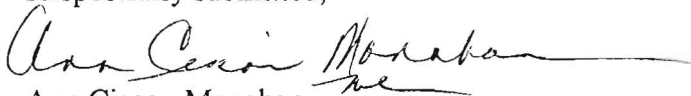
4. Other Business.

There was no further business.

5. Adjournment.

Ronald Houle made a motion to adjourn, seconded by Henry DaDalt. All in favor. The regular meeting of the Zoning Board of Appeals adjourned at 7:42 p.m.

Respectfully submitted,



Ann Cison Monahan
Recording Secretary