

Town of Stafford
Zoning Board of Appeals
Regular Meeting
April 5, 2012
7:00 p.m. – Veterans Meeting Room

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


ATTEST/TOWN CLERK

Also Present: Richard Shuck, CZEO/ First Selectman
Attorney Avery representing Terra Alta, Inc.

PUBLIC HEARINGS

Application of Michael & Roberta Rocchetti requesting variance of Section 4.31, District Standards to construct 12' x 30' garage. Location: 43 Prospect St., Assessor's Map #52, Lot #233, C Zone.

Application of Terra Alta, Inc. requesting variance of Section 4.31, District Standards and Section 3.09 frontage requirements to allow parcel to have 100' of frontage. Current regulations require 150' of frontage. Location: Tolland Avenue, Assessor's Map #67, Lot #11, Zone AA.

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1. Review minutes of March 1, 2012 regular meeting.
2. Discussion – Variance application of Michael & Roberta Rocchetti.
3. Discussion – Variance application of Terra Alta, Inc.
4. Other Business.
5. Adjournment.

A public hearing was held prior to the regular meeting, re application of Michael & Roberta Rocchetti requesting variance of Section 4.31 District Standards and application of Terra Alta, Inc. requesting variance of Section 4.31, District Standards and Section 3.09 frontage requirements, 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 7:56 p.m.

1. Review minutes of March 1, 2012 regular meeting.

Ronald Houle made a motion to accept the minutes of the March 1, 2012 regular meeting 'as read', seconded by Henry DeDalt. Motion passed with Ella Ingraham abstaining. Voting Yea; Henry DaDalt, Dennis Kaba, Ronald Houle, and Tom Carter.

2. Discussion – Variance application of Michael & Roberta Rocchetti.

There was no further discussion on this agenda item.

Henry DaDalt made a motion to approve the application of Michael & Roberta Rocchetti, location: 43 Prospect Street, map #52, Lot#233, C Zone to construct a 12' x 30' garage with a variance of 4.5 feet, seconded by Ronald Houle. Motion passed. Voting Yea; Henry DaDalt, Dennis Kaba, Ronald Houle, Tom Carter, and Ella Ingraham.

3. Discussion – Variance application of Terra Alta, Inc.

There was no further discussion on this agenda item.

Ronald Houle made a motion to approve the application for Terra Alta, Inc., Assessor's Map #67, Lot #11, Zone AA requesting variance of Section 4.31, District Standards and Section 3.09 frontage requirements to allow parcel to have 100' of frontage, current regulation is 150', hardship is claimed yes; change of regulations after creation of process, seconded by Tom Carter. Motion passed. Voting Yea Tom Carter, Ronald Houle, Dennis Kaba, and Henry DaDalt. Voting Nay; Ella Ingraham.

4. Other Business.

Ella Ingraham made a motion to vote Richard Shuck onto the agenda for the discussion of application of wholesale liquor license by Switzerly Inc., to be used at the property of Horse Ridge Cellars, LLC, seconded by Ronald Houle. All in favor.

Richard stated that Cheryl Ullman (representing Switzerly Inc.) was present to discuss importing wine into the State of CT and to sell. Horse Ridge Cellars, LLC at 9 Moulton Hill Rd., Stafford Springs, CT would be the storage facility ONLY. Cheryl wanted to reiterate that the liquor license is for her and her company and NOT for Horse Ridge Cellars, LLC, Cheryl has no intent to have a package store or a wholesale operation, only to be a distributor. Cheryl pointed out that licensing process is complicated (in order to be a distributor Cheryl needs a wholesale license). There were brief discussions of amount of liquor per delivery, frequency of delivery, types of vehicles used for drop off and pick-up (only 2-axel vehicles, same as it is now). Richard noted a complaint letter dated April 2, 2012 concerning objection to wholesale liquor application, he stated that of the 8 addresses listed on the complaint he only spoke with one. Ronald stated that this is just a holding pen for the wine. There was a consensus by the Board that nothing has changed for Horse Ridge Cellars, LLC, that they are only *storing* wine for Switzerly Inc., that the neighbors may have been confused by the wholesale license sign, and that no action is required.

5. Adjournment.

Henry DaDalt made a motion to adjourn, seconded by Ella Ingraham. All in favor. The regular meeting of the Zoning Board of Appeals adjourned at 8:22 p.m.

Respectfully submitted,



Ann Cison Monahan
Recording Secretary