

Town of Stafford
Zoning Board of Appeals
Regular Meeting
August 2, 2012
7:00 p.m. – Veterans Meeting Room

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2012 AUG -7 A 9:28

Athena J. Stalino
ATTES TOWN CLERK

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

Also Present: Richard Shuck, CZEO/ First Selectman
David Palmberg, (William Palmberg & Son)
Attorney Brian Staines

PUBLIC HEARINGS

Application of Blue Flag, LLC, requesting variance of Section (d) of 3.33 Parking Specifications.
Location: 64 West Stafford Road, Map #47, Lot #6.1, Zone HB/IN.

Index:

1. Review minutes of May 17, 2012 regular meeting.
2. Discussion – Blue Flag, LLC variance application.
3. Other Business.
4. Adjournment.

A public hearing was held prior to the regular meeting, re; Blue Flag, LLC requesting variance of Section (d) of 3.33 Parking Specifications. The public hearing is continued to August 9, 2012. Tape recorded and filed in the office of the Town Clerk.

The regular meeting was called to order at 8:02 p.m.

1. Review of minutes of May 17, 2012 regular meeting.

Ronald Houle made motion accept the minutes of the May 17, 2012 regular meeting, seconded by Ella Ingraham. Motion passed. Voting Yea; Henry DaDalt, Tom Heffron, Dennis Kaba, Ronald Houle, and Ella Ingraham.

2. Discussion – Blue Flag, LLC variance application.

Ronald Houle made a motion to continue the public hearing in order to consult with the Town Attorney and clarify *hardship* parameters for this application to August 9, 2012, seconded by Tom Heffron. Motion passed. Voting Yea; Ronald Houle, Dennis Kaba, Tom Heffron, and Henry DaDalt. Voting Nay; Ella Ingraham.

Tom Heffron noted that hardships are claimed on both sides pertaining to this application. It was also stated that this is a tree with many branches and consideration for all sides is necessary. CZEO Richard Shuck stated that the history of driveways in Stafford has been that certain driveway site plan proposals have been ignored in the past and caused problems for the Town many years down the road, also that the limited scope of this application needs to be considered. David Palmberg stated several times that this evening does not cover the site plan which will go to P&Z, only the variance of (d) of 3.33 Parking Specifications, driveway safety and efficiency are the reasons for the different parking lot plan. Several

possible solutions were suggested as a compromise for a driveway plan for the back residents (66 & 68 West Stafford Road), that are concerned their driveway may be blocked or access could be too narrow.

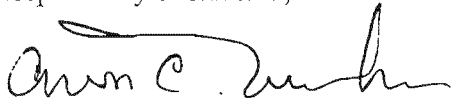
3. Other Business.

Richard Shuck stated that a variance was granted September 9, 2002 to construct a garage on the property that is now owned by Victoria Turk (77 Colburn Road), it was signed, however it was never filed in the Town Clerk's office, the Statute states that it must be filed within 10 days or it is void. The Board agrees that it is necessary to reapply and unfortunately, the fees cannot be waived because a certain fee is still due to the State and for the cost of the newspaper announcing. This will have to be put on the September 6, 2012 agenda due to time constraints of two weeks prior public notification.

4. Adjournment.

Ella Ingraham made a motion to adjourn, seconded Tom Heffron. All in favor. The regular meeting of the Zoning Board of Appeals adjourned at 8:12 p.m.

Respectfully submitted,



Ann C. Monahan
Recording Secretary