

2012 DEC 10 P 2:25

Aren J. ...
ATTES TOWN CLERK

Town of Stafford
Zoning Board of Appeals
Regular Meeting
December 6, 2012
7:00 p.m.-Veterans Meeting Room

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

Alternates Present: Ella Ingraham

Also Present: Charles Booker, ZEO
Wendell Avery, attorney for Robert Charland

PUBLIC HEARINGS

Variance application- Robert Charland, 11 Willington Ave., Stafford Springs, CT 06076

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1. Review minutes of September 6, 2012 and November 1, 2012 regular meetings.
2. Discussion- Variance application for Robert Charland, 11 Willington Ave., Stafford Springs, CT
3. Other Business.
4. Adjournment.

A public hearing was held prior to the regular meeting; re Variance application of Robert Charland (Section 4.32 Standards for Business District- side yard and lot coverage). 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 7:14 p.m.

1. Review minutes of September 6, 2012 and November 1, 2012 regular meetings.

Ronald Houle made a motion to accept the minutes as written of the September 6, 2012 regular meeting, seconded by Henry DaDalt. Motion passed with Richard Longmore abstaining. Voting Yea; Henry DaDalt, Dennis Kaba, Ronald Houle, and Tom Carter.

Tom Carter made a motion to accept the minutes as written of the November 1, 2012 regular meeting, seconded by Richard Longmore. Motion passed with Ronald Houle abstaining. Voting Yea; Tom Carter, Dennis Kaba, Richard Longmore, and Henry DaDalt.

2. Discussion- Variance application for Robert Charland, 11 Willington Ave., Stafford Springs, CT

Ronald Houle made a motion to accept the application of Robert Charland, 11 Willington Ave., Stafford Springs, Map #50, Lot #100, LB Zone for variance Section 4.32 to allow 44'6" x 24'6" addition 4.1 feet from side property line and to allow 49% lot coverage with the following stipulation; a previous variance must be brought up to compliance and remain in compliance, granted 6/07/2007- *Section 5.05 (d) Variance granted to construct a 20' x 42' addition. At no time with the 13' in front of the building be encompassed with vehicles and ATV's. It must remain clear and that tractor trailers must unload in the back parking lot and if a variance for frontage on a town road is allowed, the following conditions apply: 1. The town will not maintain, plow, grade or expend funds on the abandoned road or private right-of-way. 2. No representation shall be made to any utility company indicating the Town's approval to install utilities. 3. There shall be no school bus transportation on said private right-of-way.* Seconded by Henry DaDalt, motion passed. Voting Yea; Tom Carter, Ronald Houle, Dennis Kaba, Richard Longmore, and Henry DaDalt.

3. Other Business.

There was no further business.

4. Adjournment.

Henry DaDalt made a motion to adjourn, seconded by Richard Longmore. All in favor. The regular meeting of the Zoning Board of Appeals adjourned at 7:19 p.m.

Respectfully submitted,



Ann Cison Monahan
Recording Secretary