

Town of Stafford  
Zoning Board of Appeals  
Regular Meeting  
January 3, 2013  
7:00 p.m.-Veterans Meeting Room

STAFFORD LAND RECORDS  
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ATTES TOWN CLERK

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

Also Present: Charles Booker, ZEO  
Attorney Wendell Avery  
Attorney Ed Muska  
Kevin Leslie, WPC

### PUBLIC HEARINGS

Variance Application- Appeal of Variance approval by WPCA for Robert Charland, 11 Willington Ave., Stafford Springs, CT

Variance Application- Robert and Donna Schoolcraft, 5 Bowles Road, Stafford Springs, CT  
Section 4.31 Front yard setback, Map #59, Lot #63, AAA Zone

#### Index:

1. Review of minutes of December 6, 2012 regular meeting.
2. Discussion-Appeal of Variance Application approval (Section 4.32) by WPCA for Robert Charland, 11 Willington Ave.
3. Discussion- Variance Application for Robert and Donna Schoolcraft, Location: 5 Bowles Road, Assessor's Map #59, Lot #63, AAA Zone.
4. Other Business
5. Adjournment.

**A Public hearing was held prior to the regular meeting; re variance application appeal by WPCA for Robert Charland and variance application (section 4.31) of Robert and Donna Schoolcraft. 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 7:31 p.m.

#### **1. Review of minutes of December 6, 2012 regular meeting.**

Richard Longmore made a motion to accept the minutes of the December 6, 2012 regular meeting, seconded by Tom Carter. Motion passed. Voting Yea; Ronald Houle, Tom Carter, Dennis Kaba, and Richard Longmore.

#### **2. Discussion – Appeal of Variance Application Approval (Section 4.32) by WPCA for Robert Charland, 11 Willington Ave.**

Ronald Houle stated that he stands by the original variance approval, Ronald also noted that the applicant would have to be off the sewer line by 5 feet if half of the addition were built. There was a

brief discussion that this application process must pass more Boards and approval signoffs for completion (zoning permit, building permit). Richard Longmore added that the previous approval was only for the setbacks. The ZBA does agree that the WPCA should have been notified and this was a terrible oversight. ZEO Charles Booker questioned the legality of rescinding a granted variance and also noted that lack of notification to WPCA could alter this question of original granting. Who will pay for piping and excavation was also mentioned.

Ronald Houle made a motion to uphold our granting of the variance application (Section 4.32) of Robert Charland, 11 Willington Ave., seconded by Richard Longmore. Motion passed. Voting Yea; Dennis Kaba, Ronald Houle, Richard Longmore, and Tom Carter.

**3. Discussion – Variance Application for Robert and Donna Schoolcraft. Location: 5 Bowles Road, Assessor’s Map #59, Lot #63, AAA Zone.**

Ronald Houle made a motion to approve the variance application of Robert and Donna Schoolcraft, 5 Bowles Road, Stafford Springs, CT, Map #59, Lot #63, AAA Zone for Section 4.31 front yard setback (9.5 feet), seconded by Tom Carter. Motion passed. Voting Yea; Ronald Houle, Tom Carter, Dennis Kaba, and Richard Longmore.

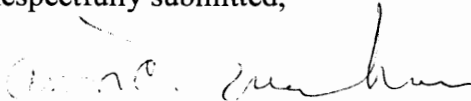
**4. Other Business.**

There was no further business.

**5. Adjournment.**

Ronald Houle made a motion to adjourn, seconded by Tom Carter. All in favor. The regular meeting of the Zoning Board of Appeals adjourned at 7:43 p.m.

Respectfully submitted,



Ann Cison Monahan  
Recording Secretary