

Town of Stafford
Zoning Board of Appeals
Regular Meeting
April 4, 2013
7:00 p.m.-Veterans Meeting Room

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Members Present: Dennis Kaba, Chairman
Ronald Houle
Richard Longmore
Tom Heffron
Henry DaDalt


ATTEST TOWN CLERK

Alternates Present: Tom Carter

Also Present: Richard Shuck, CZEO/ First Selectman
Attorney Wendell Avery
Peter LaPointe (Colvest Group)

PUBLIC HEARINGS

Variance application – Philip Paris, 13 Parkess Street, Stafford Springs, Sec. 3.11(a)1 Location of accessory buildings. Assessor’s Map #52, Lot #217, Zone C.

Application of The Colvest Group requesting variance of Section 4.32 (Front yard setbacks on Church and High Streets). Location: 37 & 49 West Main Street, Assessor’s Map #53, Lots # 129, 130-133, Zone LB.

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1. Review minutes of January 3, 2013 regular meeting.
2. Discussion- Variance application for Philip Paris, 13 Parkess Street, Stafford Springs.
3. Discussion-Variance application for The Colvest Group, LTD.
4. Other Business.
5. Adjournment.

A public hearing was held prior to the regular meeting; re application of Philip Paris requesting variance of Sec. 3.11(a). Tape recorded and filed in the office of the Town Clerk.

A public hearing was held and is continued to a Special Meeting on April 18, 2013 prior to the regular meeting; re application of The Colvest Group requesting variance of Section 4.32. Tape recorded and filed in the office of the Town Clerk.

Chairman Kaba called the regular meeting to order at 7:55 p.m.

1. Review minutes of January 3, 2013 regular meeting.

Due to illness (this agenda item voted on last), Alternate Tom Carter was seated for Dennis Kaba.

Ronald Houle made a motion to accept the minutes as read for the January 3, 2013 regular meeting, seconded by Tom Carter. Motion passed. Voting Yea; Tom Carter, Ronald Houle, and Richard Longmore.

2. Discussion – Variance application for Philip Paris, 13 Parkess St., Stafford Springs.

There was no further discussion on this agenda item.

Tom Heffron made a motion to approve the application of Philip Paris, 13 Parkness St., Stafford Springs, CT, Assessor's Map #52, Lot #217, Zone C to construct a shed which will measure 45' from the property line (30' needed to the North property line), seconded by Henry DaDalt. Motion passed. Voting Yea; Henry DaDalt, Tom Heffron, Richard Longmore, and Dennis Kaba. Voting Nay; Ronald Houle.

3. Discussion-Variance application for the The Colvest Group, LTD.

During the public hearing portion of the meeting, Wendell Avery stated that the hardship for this property is that it has frontage on three sides and if the back building is moved the loading zone would be compromised and parking spaces lost. It was also noted that the 10' setbacks asked for on both Church Street and High Street will also have the width of the sidewalk added. The Board asked for something different to appear on the plan for the Special Meeting, either the back building to be moved or reduced in size or something that would comply more. The hardship, site-line, and residential impact is in question.

Richard Shuck explained with a Zoning officer's hat on that a motion for this application must be worded precisely and with a First Selectman's hat on; Stafford needs economic growth and is limited with commercial properties, to redevelop sites is the best thing Stafford can do, success breeds success.

Henry DaDalt made a motion to table the public hearing, continued in 2 weeks on April 18, 2013, seconded by Tom Heffron. Motion passed. Voting Yea; Henry DaDalt, Tom Heffron, Richard Longmore, Dennis Kaba, and Ronald Houle.

3. Other Business.

First Selectman Richard Shuck stated that he is currently seeking a new Zoning Enforcement Officer. Tom Heffron asked for the Town website to reflect the current phone number for Chairman Kaba.

4. Adjournment.

Ronald Houle made a motion to adjourn, seconded by Tom Heffron. All in favor. The regular meeting of the Zoning Board of Appeals adjourned at 8:03 p.m.

Respectfully submitted,



Ann Ciscon Monahan
Recording Secretary