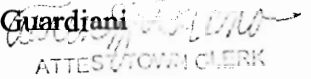


Town of Stafford  
Zoning Board of Appeals  
Regular Meeting  
May 1, 2014  
7:00 p.m.-Veterans Meeting Room

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Members Present: Dennis Kaba, Chairman  
Henry DaDalt  
Timothy Armstrong  
Ronald Houle  
Richard Longmore

Alternates Present: Anthony   
Also Present: Richard Shuck, Acting ZEO/  
First Selectman

#### PUBLIC HEARINGS

Variance application submitted by Joseph and Patricia Neafsey, 111 Conklin Road, Assessor's Map #61, Lot #36, Zone AAA. Front yard and side yard setback variances to construct new garage.

Agenda:

**1. Call to order.**

A public hearing was held prior to the regular meeting re Joseph & Patricia Neafsey requesting variance of Sec. 4.31, tape recorded and filed in the office of the Town Clerk. Chairman Kaba called the regular meeting to order at 7:05 p.m.

**2. Establish a Quorum.**

A quorum was established, all members and one alternate were present.

**3. Approve minutes for December 5, 2013 regular meeting.**

Ronald Houle made a motion to accept the minutes as written of the December 5, 2013 regular meeting, seconded by Timothy Armstrong. Motion passed. Voting Yea; Dennis Kaba, Henry DaDalt, Timothy Armstrong, Ronald Houle, and Richard Longmore.

*It was noted that the September 5, 2013 regular meeting still needs to be accepted and placed on the next agenda.*

**4. Discussion – Variance application for Joseph & Patricia Neafsey, 111 Conklin Road.**

During the public hearing Joseph Neafsey stated that the hardship is the steep terrain as well as location of turnout driveway and that any other location would cut off access to the back yard and interfere with operations of the house. Ronald Houle asked if there were any other variances on the property, Mr. Neafsey said there is not.

Timothy Armstrong made a motion to accept the variance application of Joseph & Patricia Neafsey for the appeal for variance of Section 4.31 with 10' side yard setback and 10' front yard setback. Location; 111 Conklin Road, Stafford Springs, CT, Assessor's Map #61, Lot #36, AAA Zone, seconded by Ronald Houle. Motion passed. Voting Yea; Dennis Kaba, Henry DaDalt, Timothy Armstrong, Ronald Houle, and Richard Longmore.

**5. Other Business.**

There was no further business.

**6. Adjournment.**

Ronald Houle made a motion to adjourn, seconded by Timothy Armstrong. All in favor. The regular meeting of Zoning Board of Appeals adjourned at 7:15 p.m.

Respectfully submitted,

  
Ann Ciscon Monahan/ Recording Secretary.