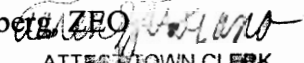


Town of Stafford
Zoning Board of Appeals
Regular Meeting
June 5, 2014
7:00 p.m. – Veterans Meeting Room

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

Also Present: David Palmberg, ZEO

ATTORNEY TOWN CLERK

PUBLIC HEARINGS

Variance application submitted by Shawn McKeon, 94 Hopyard Road, Assessor's Map #61, Lot #67, AAA Zone for side yard setback variance to construct 32'x20' addition.

Agenda:

1. & 2. Call to order and establish a Quorum.
3. Approval of minutes for September 5, 2013 and May 1, 2014 regular meetings.
4. Discussion- Variance application for Shawn McKeon, 94 Hopyard Road, Stafford Springs.
5. Other Business.
6. Adjournment

Chairman Kaba and the Board would like to extend their heartfelt and deepest sympathies to the Family of Thomas L. Heffron who passed away on May 21, 2014 and noted his many years of service on the Zoning Board of Appeals. Ronald Houle left his seat open this evening in honor of Thomas.

1. & 2. Call to order and establish a Quorum.

Dennis Kaba opened the public hearing at 7:00 p.m. and it was closed at 7:10 p.m., it was reopened at 7:12 p.m. (Dennis Kaba made a motion to reopen the public hearing, seconded by Henry DaDalt, all were in favor) to allow for one neighbor's contribution (late arrival), and again closed at 7:13 p.m. A quorum was established with 5 regular members present. Tape recorded and filed in the office of the Town Clerk.

3. Approval of minutes for September 5, 2013 and May 1, 2014 regular meetings.

Ronald Houle made a motion to accept the minutes of the May 1, 2014 regular meeting as written, seconded by Timothy Armstrong. Motion passed. Voting Yea; Ronald Houle, Henry DaDalt, Dennis Kaba, Timothy Armstrong, and Richard Longmore.

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

4. Discussion- Variance application for Shawn McKeon, 94 Hopyard Road, Stafford Springs.

ZEO David Palmberg passed out his review of this application which included Site History, Proposal, and Hardship, it noted that this is an existing non-conforming lot, that the proposed addition is to the west of the home and currently the home is 46' from the property line, it will reduce the side yard to 26' where 30' is required, variance is to Section 4.31 Standards for Residential Districts (side yard setbacks), and the hardship is a restrictive lot width (95 ft.) and presence of septic system in the rear of the house lot preventing construction in that location. During the public hearing portion of the meeting, it was asked if there are any neighbor issues, Shawn stated there is not.

Henry DaDalt made a motion to accept the application of Shawn McKeon, 94 Hopyard Road to construct an addition to current property (32' x 20' addition), Map #61, Lot #67, AAA Zone, seconded by Richard Longmore. Motion passed. Voting Yea; Dennis Kaba, Ronald Houle, Henry DaDalt, Timothy Armstrong, and Richard Longmore.

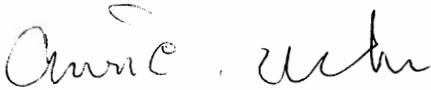
5. Other Business.

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 the Zoning Board of Appeals adjourned at 7:22 p.m.

Respectfully submitted,



Ann Cison Monahan
Recording Secretary