

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

RECEIVED FOR RECORD  
VOL. \_\_\_\_\_ PAGE \_\_\_\_\_  
STAFFORD LAND RECORDS  
2014 AUG 12 AM 9:10

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

Alternates Present: Anthony Guardiani  
Also Present: David Palmberg, ZEO

### PUBLIC HEARINGS

Variance application of Tyler Prinzivalli, appeal for variance of section 4.31 (15' side yard setback where 20' is required) to construct a 24' x 24' garage. Location; 13 Charter Ave., Map #68, Lot #119, IN Zone.

Special Use Permit application of Barry Luginbuhl (d.b.a. Stafford Auto Recyclers, Inc.), section 5.05 to allow for motor vehicle repairs and sales. Location; 18 Stafford Street Ext., Map #75, Lot #12, AA Zone.

### AGENDA:

1. Call to order and establish a quorum.
2. Approval of minutes for June 5, 2014 regular meeting. 7/3/2014 regular meeting was cancelled.
3. Discussion – Variance application for Tyler Prinzivalli, 13 Charter Ave., Stafford Springs, CT
4. Discussion – SUP application of Barry Luginbuhl, 18 Stafford Street Ext., Stafford Springs, CT
5. Old Business and New Business
6. Adjournment.

#### **1. Call to order and establish a quorum.**

There was a public hearing prior to the regular meeting, re; variance application of Tyler Prinzivalli (Sec. 4.31) and SUP application of Barry Luginbuhl (Sec. 5.05). 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 7:08 p.m. A quorum was established with five regular members and one alternate present.

#### **2. Approval of minutes for June 5, 2014 regular meeting. 7/3/2014 regular meeting was cancelled.**

Henry DaDalt made a motion to approve the minutes as written for the June 5, 2014 regular meeting, seconded by Richard Longmore. Motion passed. Voting Yea; Richard Longmore, Ronald Houle, Dennis Kaba, Timothy Armstrong, and Henry DaDalt.

#### **3. Discussion- Variance application for Tyler Prinzivalli, 13 Charter Ave., Stafford Springs.**

During the public hearing portion of the meeting, Tyler Prinzivalli presented a simple site plan and stated that there were no objections from his neighbors. Dennis Kaba asked what the reason for the garage was and Tyler stated *he just needed more space* and Ronald Houle asked if there will be water or a bathroom in the garage, Tyler stated; *no* and also that the existing garage will be taken down. Hardship is that *the eastern side of the house has a significant slope down towards the rear of the*

*property and access from a new garage on this side to the house would be difficult due to the layout of the building.*

There was no further discussion on this agenda item during the regular meeting.

Ronald Houle made a motion to approve the application for Tyler Prinzivalli, 13 Charter Ave., Stafford Springs, Map #68, Lot #119, IN Zone, appeal for the variance of Section 4.31 (5' side yard setback variance, 20' to 15'), seconded by Richard Longmore. Motion passed. Voting Yea; Ronald Houle, Richard Longmore, Dennis Kaba, Timothy Armstrong, and Henry DaDalt.

**4. Discussion – SUP application for Barry Luginbuhl, 18 Stafford Street Ext., Stafford Springs.**

During the public hearing portion of the meeting, Barry Luginbuhl stated that he will be applying for a dealer's license for repair. Henry DaDalt noted that the applicant will need to proceed to the Stafford Zoning Board and the State of CT. Ronald Houle asked if there will be body work done, Barry answered; *yes, very little*. Dennis Kaba asked if there will be painting; Barry stated; *no, just touch-ups*. David Palmberg noted on his report that there was a previous variance granted on this property with conditions and that he visited the site and *noticed that the conditions of the previous approval are being met*.

There was no further discussion of this agenda item during the regular meeting.

Henry DaDalt made a motion to approve the application for Barry Luginbuhl, 18 Stafford Street Ext., Map #75, Lot #12, AA Zone to allow for the repair and fixing of automobiles and license to sell in his present location, seconded Timothy Armstrong. Motion passed. Voting Yea; Richard Longmore, Ronald Houle, Dennis Kaba, Timothy Armstrong, and Henry DaDalt.

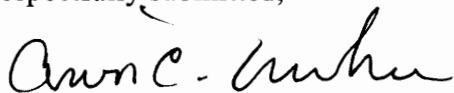
**5. Old Business and New Business.**

Henry DaDalt stated that he would like to see any variance that is under 10' (or 8' near a State forest) to a property line possibly require an A-2 Survey. Granting encroachment is not in Stafford regulations. David Palmberg stated that technically an A-2 is currently required in the regulations/ Statutes for this and that for this under 10' variance to property line unless there is a really good plan on file in which a scale drawing can be formulated an A-2 survey is necessary. Ronald Houle stated that he would like guidelines for an A-2 Survey in the bylaws for this situation. David stated he will look into this further.

**6. Adjournment.**

Henry DaDalt made a motion to adjourn, seconded by Timothy Armstrong. All in favor. The regular meeting of the Zoning Board of Appeals adjourned at 7:24 p.m.

Respectfully submitted,



Ann Cison Monahan  
Recording Secretary