

Town of Stafford
Zoning Board of Appeals
Regular Meeting
September 4, 2014
7:00 p.m.-Veterans Meeting Room

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STAFFORD LAND RECORDS

2014 SEP -8 P 2:55

Members Present: Dennis Kaba, Chairman
Ronald Houle
Timothy Armstrong
Richard Longmore
Thomas Carter, Alternate, seated for Henry DaDalt


ATTES TOWN CLERK

Also Present: David Palmberg, ZEO

PUBLIC HEARINGS

Special Use Permit application of John Warrington. Section 5.05 to allow for motor vehicle repairs.
Location: 25 West Street, Map #48, Lot #30, IN Zone

AGENDA:

1. Call to order and establish a quorum.
2. Approval of Minutes for August 7, 2014 regular meeting.
3. Discussion- SUP application of John Warrington, 25 West Street, Stafford Springs, CT
4. Old and New Business
5. Adjournment.

1. Call to order and establish a quorum.

A public hearing was held prior to the regular meeting re; SUP application of John Warrington for motor vehicle repairs. Tape recorded and filed in the office of the Town Clerk. The regular meeting was called to order at 7:01 p.m. A quorum was established with four regular members and one alternate present.

2. Approval of minutes for August 7, 2014 regular meeting.

Timothy Armstrong made a motion to approve the minutes of the August 7, 2014 regular meeting as presented, seconded by Ronald Houle. Motion passed. Voting Yea; Ronald Houle, Thomas Carter, Timothy Armstrong, and Richard Longmore.

3. Discussion- SUP application of John Warrington, 25 West Street, Stafford.

During the public hearing section of the meeting it was noted that the applicant can receive a General repairer's license from the State after approval from the Town. David Palmberg's report stated that *at present there are no floor drains existing or proposed in the unit and at present there are no overhead doors to allow vehicle access to this unit.....that the existing loading docks are to be removed and overhead doors and ramps installed to provide access.* Also, that *this use is permitted in the IN zone and following ZBA approval the applicant will need to obtain site plan approval which can be done administratively. The proposed use is in harmony with adjacent businesses.* Applicant stated that there would be no vehicle body work at this site. Commission stated that no outside storage (a condition that will be noted on the site plan) is allowed. There was no further discussion on this agenda item during the regular meeting.

Ronald Houle made a motion to approve the SUP application of John Warrington, 25 West Street, Map #48, Lot #30, *IN* Zone, Flood Zone *C* for general automotive repair, seconded by Richard Longmore. Motion passed. Voting Yea; Ronald Houle, Tom Carter, Dennis Kaba, Timothy Armstrong, and Richard Longmore.

4. Old and New Business.

There was no further business.

5. 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 7:11 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Ann C. Monahan". The signature is fluid and cursive, with a prominent loop at the end.

Ann Ciscan Monahan
Recording Secretary