

Town of Stafford
Zoning Board of Appeals
Regular Meeting
October 2, 2014
7:00 p.m. –Veterans Meeting Room

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2014 OCT -6 P 1:23

Athena J. Marino
ATTES TOWN CLERK

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

Also Present: David Palmberg, ZEO
Attorney Wendell Avery for Poyant Signs

PUBLIC HEARINGS

Variance Application submitted by applicant; Poyant Signs and applicant's representative Atty. Wendell Avery, Appeal for Variance of Section 3.48 Signs in Business and Industrial Districts, for a pylon sign 24' high and 91sf of area where 20' in height and 32sf of area are permitted. Location: 37 West Main Street, Map #52, Lot #132, LB Zone.

Agenda:

1. Call to order and establish a quorum.
2. Approval of minutes for September 4, 2014 regular meeting.
3. Discussion and possible decision- Variance application of Poyant Signs, Location: 37 West Main Street, Stafford Springs
4. Old and New Business
5. Adjournment

1. Call to order and establish a quorum.

There was a public hearing held prior to the regular meeting re; Variance application submitted by Poyant Signs for appeal for variance of Section 3.48 signs in business and industrial districts.. Tape recorded and filed in the office of the Town Clerk. This public hearing is continued 2 weeks from today to October 16, 2014. The regular meeting was called to order at 7:32 p.m. A quorum was established with three regular members and one alternate member present.

2. Approval of minutes for September 4, 2014 regular meeting.

Henry DaDalt made a motion to approve the minutes of the September 4, 2014 regular meeting as printed, seconded by Timothy Armstrong. Motion passed. Voting Yea; Henry DaDalt, Timothy Armstrong, Dennis Kaba, and Thomas Carter.

3. Discussion and possible decision- Variance application of Poyant Signs, Location; 37 West Main Street, Stafford Springs, Ct.

During the public hearing portion of the meeting Attorney Wendell Avery stated that the hardship for this larger sign is that 3 businesses/ tenants need to share this one sign, CVS could possibly comply with the 32 sf, however there would be no sign space left. He also presented a site plan including the 24' (91sf) high internally illuminated pylon sign. In David Palmberg's report he noted that *the signage area proposed is 2.8 times the area allowed by the regulations*, also that *when the site plan was approved by the PZC there was extensive discussion regarding aesthetics of the building and the site relative to the surrounding neighborhood and businesses*. David added that in 1997 a variance

application for the Rite Aid sign area for 84 sf was denied due to no hardship. Attorney Avery said that the CVS sign is more architecturally pleasing and that the applicant is trying to avoid the other 2 tenants coming back at a later date for a another variance of a sign. Signage on the buildings is allowed. It was stated that the CVS location has more of a "village district" feel than where Rite Aid is located. Henry DaDalt stated that a variance for a smaller amount of square footage as close to regulations as possible would be easier to digest and he would like to see the applicant come back with a number. Shane Reichle (EDC) commented that this illuminated sign could possibly be a traffic issue due to a partially blind curve in the road, however it is still tough to say *no* to a business when we want them to come to Town.

Henry DaDalt made a motion to continue the public hearing for applicant Poyant Signs, subject property location at 37 West Main Street, Stafford Springs to October 16, 2014, seconded by Timothy Armstrong. Motion passed. Voting Yea; Henry DaDalt, Timothy Armstrong, Dennis Kaba, and Thomas Carter.

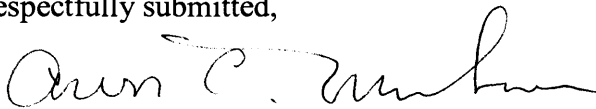
4. Old and New Business.

The dates for the 2015 ZBA meetings were presented to the Commission.

5. Adjournment.

Timothy Armstrong made a motion to adjourn, seconded by Henry DaDalt. All in favor. The regular meeting of the Zoning Board of Appeals adjourned at 7:44 p.m.

Respectfully submitted,



Ann C. Monahan
Recording Secretary