


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

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

Also Present: David Palmberg, ZEO

PUBLIC HEARING

Variance Application submitted by applicant: Karen Roberts, Appeal for variance of Section 4.31 Standards for residential districts for a front yard setback of 2 feet within street line where 40 feet is required to construct a carport within an existing parking area. Location: 117 Lakeshore Blvd, Map #17, Lot # 59, AA Zone.

Special Use Permit application of Simon Says, LLC, Section 5.05 concerning automotive sales and repair, to allow for motor vehicle repairs and sales of automobiles and motorcycles. Location: 44 West Stafford Road, Map #48, Lot #3, HB Zone.

Agenda:

1. Call to order and establish a quorum.
2. Approval of minutes for October 2, 2014 regular meeting.
3. Discussion- Variance application of Gary Roberts, 117 Lakeshore Blvd.
4. Discussion- SUP application of Simon Says, LLC, 44 West Stafford Road.
5. Old 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 submitted by applicant Gary Roberts for appeal of *Section 4.31 Standards for residential districts* and SUP permit application submitted by applicant Simon Says, LLC, *Section 5.05 Regulations*. Tape recorded and filed in the Office of the Town Clerk. The regular meeting was called to order at 7:36 p.m. A quorum was established with three regular members and two alternates present.

2. Approval of minutes for October 2, 2014 regular meeting.

Thomas Carter made a motion to approve the minutes of the October 2, 2014 regular meeting, seconded by Richard Longmore. Motion passed. Voting Yea; Richard Longmore, Timothy Armstrong, Dennis Kaba, Thomas Carter, and Anthony Guardiani.

3. Discussion- Variance application of Gary Roberts, 117 Lakeshore Blvd.

During the public hearing portion of the meeting it was noted that the hardship for this application is the topography and that on-street parking is not permitted in winter. The size of the carport is 28'

wide by 20' deep made of 12 gauge metal, the unit will be bolted to one ton blocks, and the pitch height is 9 to 10'. David Palmberg noted that the ordinance of parking off the street in winter is being met by the Roberts.

Timothy Armstrong made a motion to grant variance for the applicant; Gary Roberts, 117 Lakeshore Blvd., Map #17, Lot #59, AA Zone to construct a prefabricated carport (28' wide x 20' deep) to protect vehicles from snow and hail within 2 feet of street line where 40 feet is required due to topographical and on-street parking not permitted in winter, seconded by Richard Longmore. Motion passed. Voting Yea; Richard Longmore, Timothy Armstrong, Dennis Kaba, Tom Carter, and Anthony Guardiani.

4. Discussion- SUP application of Simon Says, LLC, 44 West Stafford Road.

During the public hearing portion of the meeting Michael Simon stated that he wants to start out small (5 to 10 vehicles) and at some point advance to 15 to 20 cars for sale, he also stated that he only rents the right side of the property and does not rent the garage. Michael currently has an existing zoning permit for outdoor sales. ZEO David Palmberg noted that there is only supposed to be one unregistered vehicle on the property at a time, that Michael has been very cooperative, and that he is taking the first step to approach DMV for multiple cars for sale on the property. David also noted that if there is a larger number of cars for sale a site plan approval through PZC or administratively will be required and that this approval this evening is *only to approve the location* (it is *not* a variance) so Michael may proceed to DMV for a dealership license. It was asked of David what exact number of vehicles for sale would require a site plan approval, he stated that the number would be 10 or more (intensity of the use is discretionary). Future screening/buffer and care of the property and who is responsible (property owner or renter) was mentioned.

Timothy added, during the regular meeting, that this activity needs to be 380' away from the *Pancier* property.

Timothy Armstrong made a motion to grant the SUP of applicant Simon Says, LLC, 44 West Stafford Road, Map #48, Lot #3, HB Zone, seconded by Tom Carter. Motion passed. Voting Yea; Dennis Kaba, Timothy Armstrong, Richard Longmore, Tom Carter, and Anthony Guardiani.


5. New and Other Business.

GIS mapping on-line of Stafford through CRCOG is available in beta version.

6. Adjournment.

Dennis Kaba made a motion to adjourn, seconded by Richard Longmore. All in favor. The regular meeting of the Zoning Board of Appeals adjourned at 7:44 p.m.

Respectfully submitted,



Ann Cison Monahan
Recording Secretary