

Town of Stafford  
Zoning Board of Appeals  
Regular Meeting  
September 1, 2016  
7:00 p.m. – Veterans Meeting Room  
Warren Memorial Town Hall

RECEIVED  
STAFFORD, CT

2016 SEP - 8 P 12: 40

  
TOWN CLERK

Members Present: Dennis Kaba, Chairman  
Anthony Guardiani  
Timothy Armstrong  
Henry DaDalt  
Rich Longmore  
Tom Carter, Alternate

Also Present: David Palmberg, ZEO  
Mark Erickson, Applicant  
John Warrington, Applicant  
Earle Dorman  
Joseph E. Dorman  
Public

### PUBLIC HEARINGS

**Application for Variance** to allow 25 ft. front yard setback where 50 ft. is required to construct a garage and to allow 26 ft. front yard setback where 50' is required to construct an addition, applicant: Mark Erickson, Owner: Mark Erickson, Location: 144 Hampden Road, Map 23, Lot 14, Zone: AAA.

The applicant is requesting a variance to the front yard setback requirement of 50 ft. to construct a detached garage on the south side of their home and an addition to the house on the north side.

The house was built in 1910 and is non-conforming to the present front yard setback requirements (it is located 15 ft. from the street line). The addition proposed is set back somewhat from the front of the existing home; however, it is still within the required front yard setback. The applicant is requesting a variance of 26 ft where 50 ft is required. This is to maintain functionality and appearance with the existing home.

In regards to the detached garage, the applicant is requesting a variance of 25 ft. where 50 ft. is required. The location of the garage is somewhat dictated by the location of the existing well as well as the topography of the property. This lot slopes significantly from east to west (away from the road).

**Application for Special Use Permit** – Auto Repairs, to allow an auto repair shop where one was previously located. Applicant: John Warrington, Owner: Earle Dorman, Location: 207 East Street, Map 40, Lot 64, Zone: AA.

**Note: The property was conveyed after the application was submitted. The present owner is Joseph E. Dorman. He has signed the application as well.**

This application is to approve the location of a motor vehicle repair business as required by State statutes. This location was previously approved in 1990 for a different applicant. The business has operated there since. Now a new applicant is seeking to operate a repair business there and per State statutes is required to have the location approved by the ZBA.

**Application for Special Use Permit – Auto Repairs & Sales** to allow an auto repair shop and auto sales, Applicant: Simon Says, LLC, Owner: John the Jackman & Co., Inc., Location: 112 West Stafford Road, Map 46, Lot 64, Zone: HB.

**The applicant is requesting that this Public Hearing be tabled until the October 6, 2016 meeting. A new legal notice as well as notification to abutters will be required. The public hearing for this application should not be opened.**

Dennis Kaba, Chairman, opened the Public Hearings for the application for a Variance at 144 Hampden Road and the application for a Special Use Permit for 207 East Street at 7:00 p.m., establishing a quorum with Dennis Kaba, Chair, Anthony Guardiani, Tim Armstrong, Henry DaDalt, Rich Longmore, and Tom Carter (Alternate). The public hearing for the application for Special Use permit at 112 West Stafford Road was not opened.

Dennis Kaba read the legal notice. David Palmberg noted that a revised legal notice was issued indicating that this is a Regular Meeting and it was filed in the Town Clerk's office.

Mark Erickson of 144 Hampden Road, the applicant for the first Public Hearing, would like to construct a garage and addition and keep the property and buildings on the same plane, and due to the topography of the property, if he pushed everything back to meet setbacks, it would require him doing considerable more engineering and bringing in a lot more fill. He has met all the clearances. He noted the well for the property is in the driveway and the septic system is behind the house. He provided a picture of the proposed garage, and said he expects to do the garage and addition at the same time. Mark Erickson provided notifications to abutters. He noted that there is a tree line to the north of his property, which would buffer the view of his property, and there is an empty seven-acre lot to the south. He said the garage and addition will be twice as far back from the road as the house and should not be a distraction.

The Public hearing was opened to public comment. There was no public comment, and no questions from the Board.

John Warrington of 50 Crosson Drive, the applicant for the second Public Hearing, said he would like to locate a motor vehicle repair business at 207 East Street, utilizing two presently unused existing bays on the property. He will be doing repairs only, and no sales or body work. He will be sharing the same building with the new owner, Joseph Dorman.

Earle Dorman of 177 Buckley Highway, the owner of the property until just recently, noted the building was constructed in 1990 and he got his repair license in 1993.

John Warrington said they will be making some additional parking spaces and replacing the fence out front, which is currently in disrepair. This will probably be white vinyl fencing. They plan to take the gate down and make some open space, but still block the area off from the road.

The applicant was asked if the shop is presently active. Earle Dorman said it is. He said his son is currently running the place, but doing just a small amount of work and they are not utilizing the two bays that the applicant wishes to use.

The Public Hearing was opened to comments from members of the public in support of the application. Several people indicated their support by raising their hands, including:

Kirk Chellstorp of 241 Wales Road

Earle Dorman of 177 Buckley Highway

Paula Drepeau of 280 East Street

Eric Imhoff of Union, a local businessman, who said he supports small business in Stafford

Peter Panciera of 49 Upper Road, who vouched that the existing business run by the Dormans is always neat and clean and an asset to the neighborhood

Tyler Prinzivalli of 13 Charter Avenue, who said the Dormans are conscientious, law-abiding, hard working and keep a business that is an asset to the community.

Ken Charles of 2 Madison Street, Apt. 5, who said the Dormans run a business that is fair and practical, neat and clean.

The Public Hearing was opened to comments from members of the public opposed to the application.

Jim Titus of 200 East Street said he is not opposed to the application, but did have some questions. He said back in 1994 or 1995, when the business was first permitted, he recalled that the approval came with certain limitations, including a prohibition of unregistered vehicles on the property. He said there wasn't supposed to be any excavation allowed on the right side of the property, but it happened. He noted that the roof of the building is in bad shape and painting is needed. He asked that the Board look at the original approval, because he feels the building needs to be in better shape than it is now.

David Palmberg had the paperwork from the original approval and the only limitation placed on the property in the original approval was a requirement to create eight parking spaces. He reviewed a variance later approved for an addition and a permit for stairs. David Palmberg said he has spoken to the applicant about the state of the roof and siding. The family has had some hardships and he understands their intent is to make improvements to the building by getting in some rental income to make it possible.

Melanie Warrington of 50 Crosson Drive, wife of the applicant, said she is planning to do some aesthetic improvements including decorating the area with flowers and painting. She assured the public that they will make things look attractive.

Joseph Dorman of 176 Buckley Highway said they have had a family business on the property since 1994 or 1995 and two weeks ago the property was transferred into his name. He explained that Earle Dorman had been sick and in taking over the property, he is aware that the building needs a new roof and that the fence needs to be torn down and replaced. He noted that this property is in the

historic overlay district and they want the property to look nice. They just need to have some extra funds to make the improvements. They want to be a good neighbor.

Garrett DiMauro of 61 Westford Road said cars are a big part of Stafford's culture, due to the Speedway in town. He said he feels this additional business would be a wonderful fit in town.

Peter Panciera of 49 Upper Road said he is a contractor and has already been in discussions with the Dormans about the roof. They are just waiting on getting some income to make the repairs.

Kirk Chellstorp of 241 Wales Road said some improvements have already been done to the property.

Rosemary Titus of 200 East Street said she recognizes and understands how hard things have been for the Dormans, and that their plans sound positive. She said she appreciates that they plan to make improvements.

Jim Titus asked what the hours of operation would be for the business. Joseph Dorman said it would be regular business hours, probably 7am to 5pm or 8am to 5pm. David Palmberg noted that this falls outside the purview of the Zoning Board of Appeals, and the application is only to allow an auto repair shop where one was previously located.

There were no further questions or comments.

Anthony Guardiani made a motion, seconded by Tim Armstrong to close the Public Hearing at 7:23 p.m. All were in favor.

#### AGENDA:

1. Call to order.
2. Establish a Quorum.
3. Discussion and possible action- **Application for Variance** to allow 25 ft. front yard setback where 50 ft. is required to construct a garage and to allow 26 ft. front yard setback where 50' is required to construct an addition, applicant: Mark Erickson, Owner: Mark Erickson, Location: 144 Hampden Road, Map 23, Lot 14, Zone: AAA.
4. Discussion and possible action - **Application for Special Use Permit** – Auto Repairs, to allow an auto repair shop where one was previously located. Applicant: John Warrington, Owner: Earle Dorman, Location: 207 East Street, Map 40, Lot 64, Zone: AA.
5. Discussion and possible action - **Application for Special Use Permit – Auto Repairs & Sales** to allow an auto repair shop and auto sales, Applicant: Simon Says, LLC, Owner: John the Jackman & Co., Inc., Location: 112 West Stafford Road, Map 46, Lot 64, Zone: HB.
6. Adjournment

1. **Call to order.**

Dennis Kaba, Chairman, called the Regular Meeting to order at 7:24 p.m. He added an approval to the July 7, 2016 meeting minutes to the agenda.

2. **Establish a Quorum.**

A quorum was established with the Public Hearing, with Dennis Kaba, Chairman, Anthony Guardiani, Tim Armstrong, Henry DaDalt, Rich Longmore, and Tom Carter (Alternate).

3. **Approval of July 7, 2016 Meeting Minutes.**

Henry DaDalt made a motion, seconded by Tim Armstrong to approve the Meeting Minutes of the July 7, 2016 meeting. All were in favor.

4. **Discussion and possible action- Application for Variance to allow 25 ft. front yard setback where 50 ft. is required to construct a garage and to allow 26 ft. front yard setback where 50' is required to construct an addition, applicant: Mark Erickson, Owner: Mark Erickson, Location: 144 Hampden Road, Map 23, Lot 14, Zone: AAA.**

Henry DaDalt said he had no objections to this application. He said with the topography of the lot, the applicant does not appear to have much choice where to locate his garage and addition. There was consensus that this would not have any negative impact on the neighbors.

Tim Armstrong made a motion, seconded by Tom Carter to approve the application for a Variance to allow a 25' front yard setback where 50 ft. is required to construct a garage and to allow a 26' front yard setback where 50' is required to construct an addition at 144 Hampden Road, Map 23, Lot 14, Zone: AAA, the hardship due to the topography of the lot. This will also create symmetry with the house, garage and addition on the lot. All were in favor.

5. **Discussion and possible action - Application for Special Use Permit – Auto Repairs, to allow an auto repair shop where one was previously located. Applicant: John Warrington, Owner: Earle Dorman, Location: 207 East Street, Map 40, Lot 64, Zone: AA.**

Tim Armstrong asked if he might make a suggestion to the applicant, that he install some attractive stockade fencing with paint and trim that would make the situation nicer for the neighbors.

Dave Palmberg cautioned that the requested approval is only to allow an auto repair shop where one was previously located. He recommended that if any neighbors have any issues with blight, noise, or any other concerns, they should contact his office. As Zoning Enforcement Officer, he responds to all calls and complaints.

Tom Carter made a motion, seconded by Rich Longmore to approve the application for a Special Use Permti to allow an auto repair shop where one was previously located, to applicant John Warrington, Owner: Earle Dorman (now owned by Joseph Dorman). Location: 207 East Street, Map 40, Lot 64, Zone: AA. All were in favor.

6. **Discussion and possible action - Application for Special Use Permit – Auto Repairs & Sales to allow an auto repair shop and auto sales, Applicant: Simon Says, LLC, Owner: John the Jackman & Co., Inc., Location: 112 West Stafford Road, Map 46, Lot 64, Zone: HB.**

The Public Hearing for this Application was tabled to the October meeting.

7. **Adjournment.**

Tim Armstrong made a motion to adjourn the meeting, seconded by Henry DaDalt. All were in favor. The Zoning Board of Appeal meeting was adjourned at 7:33 p.m.

Respectfully submitted,



Annie Gentile  
Recording Secretary