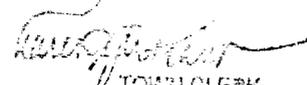


Town of Stafford  
Zoning Board of Appeals  
Special Meeting  
October 26, 2017  
7:00 p.m. – Probate Conference Room  
Warren Memorial Town Hall

RECEIVED  
STAFFORD, CT

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TOWN CLERK

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

Also Present: David Perkins, ZEO  
Judith Mordasky, Alternate  
James Greene, Alternate  
Derek Bauer, applicant  
David L. Pothier, applicant  
Public

#### PUBLIC HEARING

The Stafford Zoning Board of Appeals will hold a Public Hearing on October 26, 2017 at 7:00pm in the Veteran's Meeting Room, Warren Memorial Town Hall, 1 Main Street, Stafford Springs, CT 06076 to consider the following: Variance Applications submitted by:

A: Derek Bauer, 48 Patten Road, Stafford Springs, CT. Assessor's Map #38, Lot #49.2 and Zone ZZZ for front setback variance to 55' where 100' is required per section 3.12 & 4.31 to construct a 32' x 48' garage.

B: David L. Pothier, 80 Wales Road, Stafford Springs, CT. Assessor's Map #17, Lot #77 and Zone AA for front setback variance to 11' where 40' is required per section 4.31 to construct a 22' x 14' garage.

Note: The meeting was moved to the Probate Conference Room.

Dennis Kaba, Chair, opened the public hearing at 6:58 p.m. and read the legal notice. He seated Tom Carter, Alternate, for Henry DaDalt.

(Item A): Derek Bauer of 48 Patten Road attended the public hearing. He said his lot is a flag lot with a 200 foot driveway that opens up in back. He'd like to put in a 48' x 32' 3-bay garage on the front corner of the lot, placed at an angle facing his house. Dave Perkins, ZEO, said that flag lots have 100' setbacks. Derek Bauer provided an overview of his property, saying the hardship is due to the fact that the topography of the lot has steep drop-offs and a wetlands area where nothing could be built. Additionally, the location of his large septic system and the well would make the requested area for the garage the only suitable location to build on the lot.

Tim Armstrong asked how close the neighbor's residence is to the property line. Dave Perkins said the side setbacks are 40 feet, adding that the distance from the garage to the neighbor's house would be about 150 feet.

The application was opened to public comment. Earl Goodell, the neighbor at 44 Patten Road, said his only concern was drainage. He said his driveway ices over in the winter even with curtain drains, and he wondered if when the garage is under construction if temporary barriers could be put up to avoid water runoff as his well is also in that area. Mr. Bauer said he would be sensitive to that issue as his well is also in that area. He noted the disturbance would be on the other side of his driveway. There were no further questions or comments from the Board or from the public.

(Item B.): Dave Pothier of 80 Wales Road attended the public hearing. He said he would like to purchase a pre-built 22' x 14' garage from The Barnyard and he reviewed a map indicating where it would be placed on his lot. He said his hardship is due to the small size of the lot (62' x 100'), and with the location of his septic, the requested location for the garage is as far back as he can put it.

Anthony Guardiano said his only concern was safety, because the Pothier property is on a state road, and the law prohibits people from backing out onto state roads. Dave Pothier explained that there is seventeen feet from the end of the proposed building to the road, so he felt the line of sight would be sufficient. He also said he uses a skid steer to eliminate snow banks in the winter to ensure a good sight line.

There were no questions or comments from the public. Tim Armstrong made a motion to close the public hearing, seconded by Anthony Guardiani. Motion was unanimously approved.

#### AGENDA

1. Call to order
2. Establish a Quorum
3. Approval of Minutes September 7, 2017 Regular Meeting.
4. Discussion – Variance applications,
  - A. Derek Bauer, 48 Patten Road, Stafford Springs, CT. Assessor's Map #38, Lot #49.2 and Zone AAA for front setback variance to 55' where 100' is required per section 3.12 & 4.31 to construct a 32' x 48' garage.
  - B. David L. Pothier, 80 Wales Road, Stafford Springs, CT. Assessor's Map #17, Lot #77, and Zone AA for front setback variance to 11' where 40' is required per section 4.31 to construct a 22' x 14' garage.

5. Adjournment.

#### 1. Call to order.

Dennis Kaba, Chairman, called the Regular Meeting to order at 7:14 p.m.

#### 2. Establish a Quorum.

He established a quorum with regular members Dennis Kaba, Chair; Tim Armstrong, Rich Longmore, and Anthony Guardiani, and Alternate member Tom Carter seated for Henry DaDalt.

**3. Approval of Minutes of September 7, 2017 Regular Meeting.**

Tim Armstrong made a motion, seconded by Anthony Guardiani, to approve the Regular Meeting minutes of September 7, 2017. All were in favor.

**4. Discussion – Variance applications,**

- A. Derek Bauer, 48 Patten Road, Stafford Springs, CT. Assessor's Map #38, Lot #49.2 and Zone AAA for front setback variance to 55' where 100' is required per section 3.12 & 4.31 to construct a 32' x 48' garage.
- B. David L. Pothier, 80 Wales Road, Stafford Springs, CT. Assessor's Map #17, Lot #77, and Zone AA for front setback variance to 11' where 40' is required per section 4.31 to construct a 22' x 14' garage.

(Item A.): Tim Armstrong made a motion, seconded by Anthony Guardiani to approve the variance application of Derek Bauer, 48 Patten Road, Stafford Springs, CT. Assessor's Map #38, Lot #49.2 and Zone AAA for a front setback variance to 55' where 100' is required per section 3.12 & 4.31 to construct a 32' x 48' garage. The hardship is due to the slopes of the property, location of wetlands on the property, and the location of the septic on the property. All were in favor.

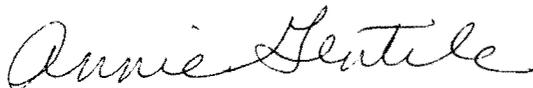
(Item B.): Anthony Guardiani made a motion, seconded by Tom Carter to approve the variance application of David L. Pothier, 80 Wales Road, Stafford Springs, CT. Assessor's Map #17, Lot #77, and Zone AA for a front setback variance to 11' where 40' is required per section 4.31 to construct a 22' x 14' garage, with the stipulation that the garage be placed a minimum of 17 feet back from the apron of the driveway. All were in favor.

Dennis Kaba explained the next steps to both applicants. Each will receive a variance in the mail. The decision of the Board will be advertised in the newspaper, after which there is a 15-day appeal period.

**5. Adjournment.**

Tim Armstrong made a motion to adjourn, seconded by Tom Carter. All were in favor. The Zoning Board of Appeal meeting was adjourned at 7:22 p.m.

Respectfully submitted,



Annie Gentile  
Recording Secretary