

Town of Stafford
Zoning Board of Appeals
Regular Special Meeting
December 7, 2017
7:00 p.m. – Veterans Meeting Room
Warren Memorial Town Hall

RECEIVED
STAFFORD, CT

2017 DEC 11 A 9:20

Michelle A. Smith
TOWN CLERK

Members Present: Anthony Guardiani
Timothy Armstrong
Rich Longmore
Henry DaDalt
Arlene Avery
Tom Carter, Alternate

Also Present: David Perkins, ZEO
Judith Mordasky, Alternate
Public

AGENDA

1. Call to order
2. Establish a Quorum
3. Election of Officers
4. Approval of Minutes for October 26, 2017 Special Meeting.
5. Set Schedule of Meetings for 2018.
6. Discuss variance issue from 1992 and 1994 for Map 38, Lot 82.
7. Adjournment

1. Call to order.

The meeting was convened at 7:00 p.m. in the Veterans Meeting Room at Warren Memorial Town Hall.

2. Establish a Quorum.

With no Chairman yet elected, Board members introduced themselves, establishing a quorum with: Anthony Guardiani, Timothy Armstrong, Rich Longmore, Henry DaDalt, and Arlene Avery. (Alternate members present in the audience included Tom Carter and Judith Mordasky).

3. Election of Officers.

Arlene Avery nominated Anthony Guardiani as Chairperson, seconded by Rich Longmore. All were in favor.

4. Approval of Minutes for October 26, 2017 Special Meeting.

Anthony Guardiani briefly seated Tom Carter for the approval of the minutes.

Tom Carter made a motion to approve the October 26, 2017 Special Meeting minutes as presented. Tim Armstrong seconded the motion. Tom Carter, Tim Armstrong, Anthony Guardiani, and Rich Longmore voted to approve the minutes. Arlene Avery abstained. Motion carried.

5. Set Schedule of Meetings for 2018.

Dave Perkins, ZEO, provided a handout with the monthly meetings for 2018. Meetings will continue as in the past on the first Thursday of the month at 7:00 p.m.

Rich Longmore made a motion to accept the 2018 meeting schedule. The motion was seconded by Tim Armstrong. All were in favor.

6. Discuss variance issue from 1992 and 1994 for Map 18, Lot 82.

Dave Perkins provided history on this variance issue. An application for a variance for Map 18/Lot 82 was submitted to the Zoning Board of Appeals in 1992 and was denied by the Commission. The variance requested would reduce the side line setback to 10 feet as per plot plan attached. The applicant appealed the denial to superior court and the court found in the applicant's favor, ordering the Commission to grant the variance. The variance was issued by the acting chairman on September 15, 1994. The variance is vague and references the wrong lot number. He said there is currently a prospective buyer for the lot and he would like to have an accurate variance on record.

Tim Armstrong made a motion to grant a variance to allow for 10 foot setbacks as depicted on the attached plot plan dated May 5, 1992 by William R. Palmberg titled "Variance Plan for proposed Lots 173 and 174." Location: Lake Shore Blvd, Map 18, Lot 82, Zone: AA, Zone: AA. All were in favor.

It was noted the ZBA will issue a variance to the owner and it will be filed in the town clerk's office as a correction.

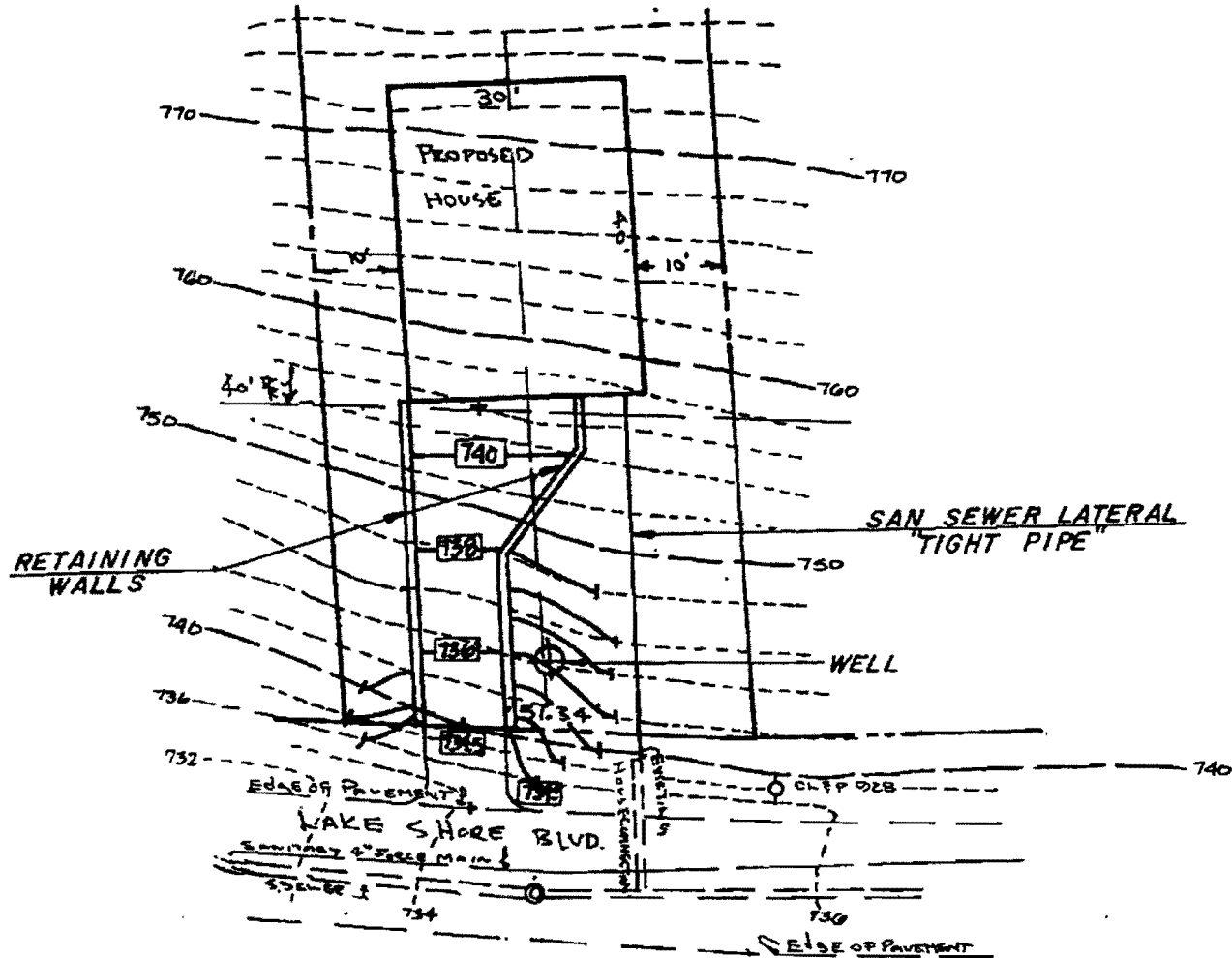
7. Adjournment.

Rich Longmore made a motion to adjourn the meeting, seconded by Tim Armstrong. All were in favor. The December 7, 2017 meeting of the Zoning Board of Appeals was adjourned at 7:10 p.m.

Respectfully submitted,



Annie Gentile
Recording Secretary



NOTES.

1. REF. MAP LAND O PINES PROPERTY
OF PINE LAKE SHORES, INC.
SPERRY & BUELLE CO. JULY 1930

2. ZONE AA

VARIANCE PLAN

FOR PROPOSED HOUSE LOTS 173 & 174

William R. Palmberg

Land Surveyor

19 East Road

Broad Brook, Connecticut 06016

528-8501

623-7038

| DATE | SCALE | DATE | SHEET | OWNER | NO. |
|------|--------|--------|-------|-------|-------|
| WP | 1"=20' | 5-8-92 | 1 | WP | 97030 |