

Town of Stafford
Zoning Board of Appeals
Special Meeting
April 19, 2018
7:00 p.m. – Veterans Meeting Room
Warren Memorial Town Hall

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TOWN CLERK

Members Present: Anthony Guardiani
Arlene Avery
Dennis Kaba, Alternate
Judith Mordasky, Alternate
James Greene, Alternate

Also Present: David Perkins, ZEO
Lorin Dafoe, applicant
Public

Public Hearing

Public hearing for application submitted by Lorin Dafoe for a variance of Section 4.9 (20' side yard setback) requesting a side yard variance of 10' on the north side yard & 8' on the south side yard. Location: 27 Lakeshore Boulevard, Map #18, Lot #113, Zone: AA.

Anthony Guardiani, Chair, opened the public hearing at 7:00 p.m. establishing a quorum with Anthony Guardiani, Chair; and Arlene Avery, and seating alternate members Dennis Kaba for Henry DaDalt, Judith Mordasky for Rich Longmore, and James Greene for Tim Armstrong. Anthony Guardiani read the legal notice.

Lorin Dafoe, the applicant, who resides at 134 Croft Drive in Manchester, said she and her husband had purchased the property at 27 Lakeshore Boulevard with the intention of rehabbing the house. However, after consulting with various contractors, it was determined the house was not salvageable. They then decided to demolish the existing house and build a new house in its place. The house will have the same footprint but with a second floor, and it will also be straightened and moved slightly to one side to allow landscaping equipment to access the front yard.

Dave Perkins, ZEO, said the new construction must conform to the zoning regulations. This house was built around 1930 before zoning and is undersized by current standards. The larger new construction would make the property more conforming. Dave Perkins said the original application called for reducing the side yards to 10' on one side yard and 8' on the other side yard, but in further discussions, they thought it might be wiser to change them to allow easier access for equipment to get to the front yard.

Anthony Guardiani asked how steep the driveway was, in case the homeowner might want to bring in a boat launcher. Lorin Dafoe said she was unsure, but the driveway does drop down and then the property levels off, but they do not intend to bring in a launcher.

The public hearing was opened to public comment. Karen Goodwin of 25 Lakeshore Boulevard, an abutter, said she was in favor of the application as the new home will be a welcome sight and can only increase property values for neighbors. Jason, a neighbor at 29 Lake Shore Boulevard also spoke in favor of the application. No one in the audience spoke in opposition of the application. There were no further questions or comments from the public.

Judith Mordasky noted that she is related to Lorin and Greg Dafoe, but said she felt she could cast a bipartisan vote on the application. She also said the property is in both Lorin and Greg Dafoe's name, and asked if the application should be in both their names also. Dave Perkins said the formal application is in both names.

Dave Perkins said he received the certifications of notifications to abutters. He also asked how many in the audience had seen the public notice for the hearing advertised in the newspaper. No one indicated they had.

Dennis Kaba made a motion to close the public hearing at 7:15 p.m., seconded by James Greene. All were in favor.

AGENDA

1. Call to order
2. Establish a Quorum
3. Approval of Minutes for December 7, 2017 Regular Meeting.
4. Discussion and possible decision on application submitted by Lorin Dafoe for a variance of Section 4.9 (20' side yard setback).
5. Adjournment

1. Call to order.

Anthony Guardiani called the special meeting to order at 7:15 p.m. in the Veterans Meeting Room at Warren Memorial Town Hall.

2. Establish a Quorum.

A quorum was previously established at the public hearing with Anthony Guardiani, Chair, and Arlene Avery, and seating alternate members Dennis Kaba for Henry DaDalt, Judith Mordasky for Rich Longmore, and James Greene for Tim Armstrong.

3. Approval of Minutes for December 7, 2017 Regular Meeting.

Arlene Avery made a motion, seconded by Judith Mordasky to table the minutes. All were in favor.

4. Discussion and possible decision on application submitted by Lorin Dafoe for a variance of Section 4.9 (20' side yard setback) at 27 Lake Shore Boulevard.

Anthony Guardiani said he talked to Tim Armstrong prior to the meeting. Tim could not attend but expressed the need to address any environmental concerns including the wetlands in this application. Dave Perkins said the applicant received IWWC approval last night to demolish the existing house, with the caveat that the applicant come back before their Commission with a separate permit to build the replacement house. Precautions are in place to address protection of

the lake and environment during demolition and will also be addressed with the new application to build the replacement home.

Dennis Kaba said he felt the new home would be a marked improvement to the neighborhood. Anthony Guardiani asked if this home is on public sewer and has a well. Dave Perkins said that is the case.

The Commission discussed the hardship involved with this request, and there was consensus that the home and lot were created prior to zoning, and that current zoning would make it impossible to create a normal home, as it could only be ten feet wide. Dave Perkins also noted that by increasing the size of the house, the Board would be decreasing the existing non-conformity. Arlene Avery asked how large the new home would be. Dave Perkins said it would be about 2,000 square feet.

Arlene Avery made a motion, seconded by James Greene to approve the application from Lorin Dafoe for a variance of Section 4.9 (20' side yard setback) requesting side yard setbacks to be reduced to not less than 6' on both the north and south sides of the property. Location: 27 Lakeshore Boulevard, Map #18, Lot #113, Zone: AA. The hardship is due to the size of the lot and the lot having been established prior to zoning. It is also noted that the replacement house will be decreasing an existing non-conformity. A vote was taken on the motion. All were in favor.

5. Adjournment.

Dennis Kaba made a motion to adjourn, which was seconded by James Greene. All were in favor. The April 19, 2018 special meeting of the Zoning Board of Appeals was adjourned at 7:25 p.m.

Respectfully submitted,



Annie Gentile
Recording Secretary