

Town of Stafford
Zoning Board of Appeals
Regular Meeting
November 1, 2018 - 7:00 p.m.
Veteran's Meeting Room
Warren Memorial Town Hall

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2 pages
Wendy Heintz
TOWN CLERK

Members Present: Anthony Guardiani, Chair
 Arlene Avery
 Rich Longmore
 Dennis Kaba, Alternate

Also Present: David Perkins, ZEO
 Everett Heintz, applicant
 Public

Public Hearing

Application submitted by Everett Heintz – 38 Spusta Road, Map 43, Lot 27 – vary section 4.9 to reduce side yard setback to 9'2" where 30' is required to build 24' x 24' garage.

Anthony Guardiani, Chair, seated Alternate member Dennis Kaba for Tim Armstrong. He read the legal notice into the record.

Everett Heintz, applicant, turned in the receipts of notifications to abutters. He said he would like to construct a two-car garage, but due to the topography of the lot and the location of the septic and leech fields, his proposed location is the only location it could be built. He provided a map delineating his property. He noted that when the house had been sold in 2000, several years before he bought it, the owners were required to put in new leech fields.

Wendy Heintz of 36 Spusta Road spoke in support of the application. She said she felt it was a good location to construct the garage and that it does not disturb any neighboring properties.

David Perkins, ZEO, said that in researching the property, he found that the existing deck had not been permitted, and it is located too close to the sideline. Everett Heintz said when he bought the house in 2014, it had a dilapidated wrap-around deck that was unsafe and not built to code. He took the deck down and removed the footings, then installed a smaller, stable 12' x 6' deck. He added that he had to completely renovate the home, including the roof, siding, and entire exterior.

Everett Heintz, Sr. of 36 Spusta Road said he had complained to the town about the blighted deck.

There were no other questions or comments, and the public hearing was closed at 7:15 p.m.

REGULAR MEETING AGENDA

1. Call to order
2. Establish a Quorum.
3. Approval of October 4, 2018 Regular meeting minutes.
4. Discussion and possible action – Public Hearing item – 38 Spusta Road
5. Set Meeting Dates for 2019
6. Adjournment

1. Call to order.

Anthony Guardiani, Chair, called the regular meeting to order at 7:16 p.m.

2. Establish a Quorum.

A quorum was established during the public hearing with Anthony Guardiani, Chair; Arlene Avery, Rich Longmore, and Alternate member Dennis Kaba seated for Tim Armstrong.

3. Approval of October 4, 2018 Regular meeting minutes

Rich Longmore made a motion, seconded by Arlene Avery, to approve the October 4, 2018 Regular meeting minutes as written. All were in favor.

4. Discussion and possible action – Public Hearing item – 38 Spusta Road.

There was consensus from the Board members to approve the application.

Arlene Avery made a motion to approve the variance application submitted by Everett Heintz, 38 Spusta road, Map 43, Lot 27, to vary section 4.9 to reduce the side yard setback to 9'2" where 30' is required to build a 24' x 24' garage, the hardship due to the location of the septic system making the proposed location the only place the garage could be located. The motion additionally included granting a variance for a deck on the south side of the property to be 20' from the side property line, where 30' is required. The motion was seconded by Rich Longmore. All were in favor.

David Perkins informed the applicant that he would send him the variance in the mail, after which there is a 15-day appeal period. After that time, the applicant may file the variance on the land records and pull a building permit.

5. Set Meeting Dates for 2019

The Board discussed moving the meeting dates to the second Thursdays of each month at 7:00 p.m. as the Chair had some conflicts with first Thursdays.

Arlene Avery made a motion, seconded by Rich Longmore, to approve a second-Thursday-of-the-month meeting schedule for 2019 at 7:00 p.m. All were in favor.

6. Adjournment

Rich Longmore made a motion to adjourn, seconded by Dennis Kaba. The November 1, 2018 Stafford Zoning Board of Appeals meeting was adjourned at 7:27 p.m.

Respectfully submitted,



Annie Gentile
Recording Secretary