

Town of Stafford
Zoning Board of Appeals
Regular Meeting
January 10, 2019 - 7:00 p.m.
Stafford Senior Center

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

Also Present: David Perkins, ZEO
Jill Gregori
Rose Roszczewiski
Robert Arute

Public Hearing

Application submitted by Jill Gregori and Rose Roszczewiski to vary section 7.4D to allow the keeping of one horse on property less than two acres in size at 62 Stafford St. , Map 54 lot 1.

Anthony Guardiani opened the public hearing at 7:00 p.m. and established a quorum with regular members Anthony Guardiani, Chair; Arlene Avery, and Rich Longmore, and seating alternate member Dennis Kaba for Henry DaDalt. Dennis Kaba read the legal notice into the record.

Jill Gregori, applicant, said they are proposing to change the use of the property by asking that a portion of the "common" located to the east of their property between their house and Stafford Street be considered as extra land to increase the perceived land mass of their property so that they could have one horse on the property. Rob Arute the realtor for the applicants stated that the property is 1.88 acre in size and that the regulations require 2 acres. The "common" is almost 1 acre in size. He said that they would not actually use the common area. Rose Roszczewiski noted that the common area is owned by the town and could not be developed

There were no further questions or comments. Arlene Avery made a motion to close the public hearing at 7:39 p.m., seconded by Rich Longmore. All were in favor.

REGULAR MEETING AGENDA

1. Call to order
2. Establish a Quorum.
3. Approval of November 8, 2018 regular meeting minutes.
4. Discussion and possible action – Application submitted by Jill Gregori and Rose Roszczewiski to vary section 7.4D to allow the keeping of one horse on property less than two acres in size at 62 Stafford St. , Map 54 lot 1.
5. Adjournment

1. Call to order.

Anthony Guardiani, Chair, called the regular meeting to order at 7:40 p.m.

2. Establish a Quorum.

Anthony Guardiani, Chair, established a quorum with regular members Anthony Guardiani, Arlene Avery, and Rich Longmore, seating alternate member Dennis Kaba for Henry DaDalt.

3. Approval of November 8, 2018 special meeting minutes.

Arlene Avery made a motion to approve the July 2, 2018 special meeting minutes, seconded by Dennis Kaba. All were in favor.

4. Discussion and possible action – Application submitted by Jill Gregori and Rose Roszczewiski to vary section 7.4D to allow the keeping of one horse on property less than two acres in size at 62 Stafford St. , Map 54 lot 1.

David Perkins noted for the record that the site plan dated 11/9/18 should be included in the motion as the only site plan for the location' He also suggested that the hardship would be the fact that the common area though it a appears to be part of the property is not and that "common" areas in the past were used for agricultural activities. The commissioners agreed and discussed the application and the fact they were for it.

Rich Longmore made a motion to approve the variance request noting that the "common area" could be utilized for farming activities and that the site plan date 11/9/18 must be followed if a horse was actually housed on the property. Dennis Kaba seconded the motion. Arlene Avery, Rich Longmore, Anthony Guardiani, and Dennis Kaba voted in favor of the motion. Motion carried.

5. Adjournment.

Rich Longmore made a motion to adjourn, seconded by Dennis Kaba. All were in favor. The August 2, 2018 meeting of the Stafford Board of Appeals was adjourned at 7:30 p.m.

Respectfully submitted,



David Perkins
ZEO