

Town of Stafford
Zoning Board of Appeals
Regular Meeting
February 14, 2019 - 7:00 p.m.
Veteran's Meeting Room
Warren Memorial Town Hall

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Members Present: Rich Longmore
Arlene Avery
Judith Mordasky, Alternate
Dennis Kaba, Alternate
James Greene, Alternate

Also Present: David Perkins, ZEO
Tom & Lora Fortuna, applicants
Public

Public Hearing

Application submitted by Thomas and Lora Fortuna, Map 75, Lot 1, 15 Stafford St. Ext. – Zone AA. To allow the erection of a structure on a lot abutting a street that has not been accepted by the Town in accordance with Town Ordinance 2-3. And vary regulations 3.5a, 3.9, 3.15, and 4.9 to allow construction of a residence on a lot lacking the required frontage on a public street.

The public hearing was opened at 7:00p.m. A quorum was established with regular members Rich Longmore and Arlene Avery, and alternate members Judith Mordasky, Dennis Kaba, and James Greene.

Arlene Avery nominated Rich Longmore for ZBA Chair, seconded by James Greene. All were in favor.

Rich Longmore read the public notice for the hearing.

David Perkins, ZEO, reviewed his February 6, 2019 memo with attached copies of Section 8-27 of the CT State statutes and Stafford Ordinance number 2-3. State statute allows municipalities to prohibit the construction of lots on unapproved roads; however, Stafford chose to regulate them so long as the new structure is not past the last house on the street. The proposed structure from the applicant would not be the last house on the street. It was also noted that, at least presently, the unapproved road is regularly plowed.

Applicants Tom and Lora Fortuna attended the public hearing. Tom Fortuna said they have a contract to purchase the property through an estate, and the attorneys have encouraged them to find out if they can put up a single family, one-story home on the property, which he said would be their retirement home. He said the property is a little over seven acres. The estate was broken up and they hope to close soon on the property. They are just waiting on probate approval.

David Perkins said the Fortunas wish to take their free first cut and create a new lot, but want to first get approval to build the house. Otherwise, it would not make sense to do so.

Tom Fortuna reviewed a map showing what will be their piece of the larger estate. He said an A2 survey has been completed and testing has been done. He said there is presently a house on the Westford Road side and they would be the second house on the street. He said there are three more houses down the street, past the commercial building.

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Judith Mordasky asked if the house on Village Hill is occupied. Tom Fortuna said it was. David Perkins said there is not so much a need to find a hardship in this case, but they could say that the hardship is that the house would be located on a functioning road that has not been formally accepted by the town.

There were no questions or comments from the public.

Arlene Avery made a motion to close the public hearing at 7:10 p.m., seconded by Dennis Kaba. All were in favor.

REGULAR MEETING AGENDA

1. Call to order
2. Establish a Quorum.
3. Approval of January 10, 2019 Regular meeting minutes.
4. Discussion and possible action – Public Hearing item – 15 Stafford Street Ext.
5. Adjournment

1. Call to order.

Rich Longmore, Chair, called the regular meeting to order at 7:10 p.m.

2. Establish a Quorum.

The quorum established during the public hearing continued with regular members Rich Longmore, Chair and Arlene Avery, and alternate members Judith Mordasky, Dennis Kaba, and James Greene.

3. Approval of January 10, 2019 Regular meeting minutes

Arlene Avery made a motion, seconded by Rich Longmore, to approve the January 10, 2019 Regular meeting minutes as written. All were in favor.

4. Discussion and possible action – Public Hearing item – 15 Stafford Street Ext.

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

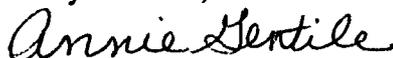
James Greene made a motion, seconded by Judith Mordasky, to approve the application submitted by Thomas and Lora Fortuna, Map 75, Lot 1, 15 Stafford St. Ext. – Zone AA to allow the erection of a structure on a lot abutting a street that has not been accepted by the Town in accordance with Town Ordinance 2-3, and vary regulations 3.5a, 3.9, 3.15, and 4.9 to allow construction of a residence on a lot lacking the required frontage on a public street, the hardship being that though Stafford St. Ext. is not a public road, it is functioning as one. A vote was taken and all were in favor.

David Perkins informed the applicants that he will send a letter by certified mail with the variance. There will be a fifteen-day appeal period following the advertised decision, after which the Fortunas will need to file their variance on the land records.

5. Adjournment

James Greene made a motion to adjourn, seconded by Arlene Avery. The February 14, 2019 Stafford Zoning Board of Appeals meeting was adjourned at 7:15 p.m.

Respectfully submitted,



Annie Gentile
Recording Secretary