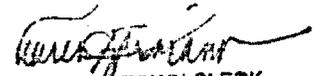


Town of Stafford  
Zoning Board of Appeals  
Regular Meeting  
April 11, 2019 - 7:00 p.m.  
Veteran's Meeting Room  
Warren Memorial Town Hall

RECEIVED  
STAFFORD, CT

2019 APR 15 P 12:00

  
TOWN CLERK

Members Present: Anthony Guardiani, Chair  
Rich Longmore  
Judith Mordasky  
Dennis Kaba, Alternate

Also Present: David Perkins, ZEO  
Christy Levasseur, applicant  
Public

### Public Hearing

**Application submitted by Christy & Ronald Levasseur, Owner: Robert J. and Patricia B. Fenton, Map 17, Lot 50, 91 Lake Shore Blvd. – Zone AA.**

To allow the erection of a 14' x 24' accessory structure where the sideline setback will be reduced to 6' where 20' is required and the front setback will be reduced to 25' where 40' is required; an 18' x 8' addition to an existing house where the sideline setback will be reduced to 14' where 20' is required. Vary regulations 4.31.

Anthony Guardiani, Chair, opened the public hearing at 7:03 p.m., establishing a quorum with Anthony Guardiani, Chair; Rich Longmore, Judith Mordasky, and seating alternate member Dennis Kaba for Arlene Avery. Anthony Guardiani read the legal notice, and provided an overview to the public of how the meetings are run.

David Perkins noted he received the notices of mailings to abutters. Confirmation was made that the sign advertising the public hearing had been posted.

Christy Levasseur, the applicant, 261 Plains Road in Coventry, said she and her husband are planning to purchase the house at 91 Lake Shore Blvd from Robert and Patricia Fenton. The property is small and has no basement, and so they want to build a shed on the property for storage and to add a second bathroom.

David Perkins asked how the shed would be built. Christy Levasseur said this will be a pre-fab shed from The Barnyard, which will be installed on piers and a platform. She said there is an existing cement slab at the site now. They will not be bringing in any fill. David Perkins noted the shed would be replacing a pre-existing structure. Christy Levasseur said the shed would be used for storage of a push mower and other equipment.

Judith Mordasky asked where they would park their vehicles. Christy Levasseur said it would be at the top of the property. She noted they could not install a shed up in that area as the well is located in the middle of the parking area. She also noted that the site is on public sewers.

Anthony Guardiani said he spoke to neighbor Nancy Ravetto, and she had no issues with the application. David Perkins showed a picture of a larger plan. The applicant proposed a deck close to the sideline, which was also approved by the ZBA.

The public hearing was opened to public comments. There were none.

David Perkins discussed the hardship, distributing copies of a legal decision in the 1994 lawsuit, Sibley vs. Swift. The case pertained to small lots of record, where by if they had to conform to zoning regulations, development would be restricted to agricultural uses only. The court determined that setback and other requirements cannot affect a property in an unreasonable and confiscatory way, and zoning boards must allow a reasonable use of the property. Structures on a property such as a garage or a shed are reasonable things to have on a property .He also noted that the application does not change the character of the neighborhood and there are no health concerns as the lots are served by sewers. There is no harm to be prevented by granting this application.

There were no further questions or comments. Judith Mordasky made a motion to close the public hearing at 7:17 p.m., seconded by Dennis Kaba. All were in favor.

#### REGULAR MEETING AGENDA

1. Call to order
2. Establish a Quorum.
3. Approval of February 14, 2019 Regular meeting minutes.
4. Discussion and possible action – Public Hearing item – 91 Lake Shore Blvd.
5. Adjournment

**1. Call to order.**

Anthony Guardiani, Chair, called the regular meeting to order at 7:17 p.m.

**2. Establish a Quorum.**

Anthony Guardiani established a quorum with Anthony Guardiani, Chair, Rich Longmore, Judith Mordasky, and Dennis Kaba, who remained seated for Arlene Avery.

**3. Approval of February 14, 2019 Regular meeting minutes**

Judith Mordasky made a motion to approve the February 14, 2019 meeting minutes, seconded by Rich Longmore. Judith Mordasky, Rich Longmore and Dennis Kaba voted to approve. Anthony Guardiani abstained. Motion carried.

**4. Discussion and possible action – Public Hearing item – 91 Lake Shore Blvd.**

Judith Mordasky said she felt the application is clear cut. The Levasseurs did not create the problem and their application will not change the character of the neighborhood. Additionally, there are no objections from the neighbors. The Board concurred.

Dennis Kaba made a motion, seconded by Rich Longmore to approve the application submitted by Christy and Ronald Levasseur, Owner: Robert J. and Patricia B. Fenton, Map 17, Lot 50, 91 Lake Shore Blvd, Zone AA to allow the erection of a 14' x 24' accessory structure where the sideline setback will be reduced to 6' where 20' is required and the front setback will be reduced to 25' where 40' is required; an 18' x 8' addition to an existing house where the sideline setback

*April 11, 2019 – ZBA Meeting Minutes*

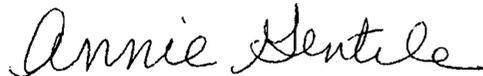
will be reduced to 14' where 20' is required. Vary regulations 4.31. Hardship: Lot is too small to meet zoning regulations and allow construction of reasonable sized living quarters and accessory buildings as allowed by the zoning regulations. Also in compliance with Sibley vs. Swift. All were in favor.

David Perkins informed the applicant that he will be sending her a registered letter with the Variance, and after the 15-day appeal period, she should take it to the Town Clerk and have it filed on the land records.

**5. Adjournment**

Judith Mordasky made a motion to adjourn, seconded by Rich Longmore. The April 11, 2019 Stafford Zoning Board of Appeals meeting was adjourned at 7:22 p.m.

Respectfully submitted,



Annie Gentile  
Recording Secretary