

Town of Stafford
Zoning Board of Appeals
Special Meeting
August 8, 2019 – 7:00p p.m.
Veterans' Meeting Room
Warren Memorial Town Hall

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Warren Memorial
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Members Present: Anthony Guardiani, Chair
Judith Mordasky
Arlene Avery
James Greene, alternate

Also Present: David Perkins, ZEO
Richard & Donna Napolitano, applicants

Public Hearing

Application submitted by Richard & Donna Napolitano, 76 Wales Road, (Map 17, Lot 75) for a variance of Section 4.9, rear yard setback to 18 feet where 35 feet is required to allow construction of a deck. Zone AA.

Judith Mordasky, Acting Chair, opened the public hearing and established a quorum with Judith Mordasky, Acting Chair; Anthony Guardiani, Arlene Avery, and seated alternate member James Greene for Rich Longmore. She read the legal notice and explained the public hearing process.

Donna Napolitano, applicant, of 76 Wales Road said she and her husband purchased the subject property from the town. She provided a map showing the house and the lot. The Napolitanos wish to construct a 10 foot by 16 foot deck attached to the existing house and enclosed porch, bringing it to the same depth and proximity to the lake as the existing enclosed porch. She said the house is a ranch style home with a basement and they plan to finish the basement. The proposed deck would be about seven feet off the ground. They would plan to put a door in from the enclosed porch as there are no stairs there presently.

Judith Mordasky asked how far the proposed deck would be from the well. Donna Napolitano did not have the exact measurement of the distance; however David Perkins said it would not be an issue.

Arlene Avery asked what materials would be used for the construction of the deck. Richard Napolitano said they would be using pressure treated 2" x 10's and decking.

There were no further questions or comments. Arlene Avery made a motion to close the public hearing, seconded by Anthony Guardiani. All were in favor.

SPECIAL MEETING AGENDA

1. Call to order
2. Establish a Quorum
3. Approval of May 23, 2019 Regular Meeting minutes.
4. Discussion and possible action – Public Hearing item – 76 Wales Road
5. Adjournment

1. **Call to order.**

Acting Chair Judith Mordasky called the meeting to order at 7:08 p.m.

2. **Establish a Quorum.**

A quorum was established as was in the public hearing with Judith Mordasky, Acting Chair; Anthony Guardiani, Arlene Avery, and alternate member remaining seated for Rich Longmore.

3. **Approval of May 23, 2019 Regular Meeting minutes.**

James Greene made a motion to approve the meeting minutes of the May 23, 2019 regular meeting, seconded by Anthony Guardiani. All were in favor.

4. **Discussion and possible action – Public Hearing item – 76 Wales Road.**

There was consensus to approve the application, and the Board discussed the hardship. David Perkins noted there is no access from the main floor of the house to the backyard or lake, which would be an ordinary and expected use of the property. He said the house and deck were probably built prior to zoning regulations being established. The Board agreed that there is a hardship in that the house is situated on the lot in such a way that the owners cannot have full enjoyment of the property. Additionally, they are requesting a minimum change to the property.

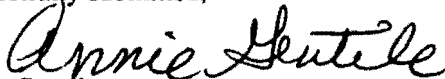
James Greene made a motion, seconded by Anthony Guardiani for a variance of Section 4.9 rear yard setback to 18 feet where 35 feet is required to allow the construction of a deck at 76 Wales Road. The hardship is to allow the property owners full and reasonable enjoyment of their property. All were in favor.

David Perkins said he would be sending the Napolitanos their variance shortly.

5. **Adjournment**

Arlene Avery made a motion to adjourn, seconded by Anthony Guardiani. All were in favor. The August 8, 2019 Special Meeting of the Zoning Board of Appeals was adjourned at 7:12 p.m.

Respectfully submitted,



Annie Gentile
Recording Secretary