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Carly Faber
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Town of Stafford
Zoning Board of Appeals
Regular Meeting
September 12, 2019 – 7:00 p.m.
Veterans' Meeting Room
Warren Memorial Town Hall

Members Present: Anthony Guardiani, Chair
Judith Mordasky
Arlene Avery
Dennis Kaba, alternate

Also Present: David Perkins, ZEO
Alfred Gerner, applicant
Dr. David and Judith Mordasky, applicants with Attorney Lorin Dafoe
Brian Juliano, applicant representing Norma Faber
Public

AGENDA

1. Call to order
2. Establish a Quorum
3. Approval of August 8, 2019 Special Meeting minutes.
4. Receive applications and schedule public hearings:
 - A. Alfred Gerner – 2 Tetrault Road – Carport in front setback – 40 ft. required, 15 ft. requested
 - B. Veterinary Management Associates – 42 West Main Street – Waiver of 2 acre minimum requirement for Veterinary Hospital
 - C. Juliano's Pools – 30 Colburn Rd. – Swimming pool in side setback – 20 ft. required, 1 ft. requested.
5. Adjournment

1. **Call to order.**
Anthony Guardiani, Chair, called the meeting to order at 6:57 p.m.
2. **Establish a Quorum.**
A quorum was established with regular members Anthony Guardiani, Chair; Arlene Avery, and Judith Mordasky. Anthony Guardiani seated alternate member Dennis Kaba for Rich Longmore.
3. **Approval of August 8, 2019 Special Meeting minutes.**
Judith Mordasky made a motion to accept the August 8, 2019 minutes as written, seconded by Anthony Guardiani. Judith Mordasky, Anthony Guardiani, and Arlene Avery voted in favor. Dennis Kaba abstained. Motion carried.
4. **Receive applications and schedule public hearings.**
David Perkins explained that with each of the applications, the Board has 30 days to open them, 60 days to hear them and another 30 days to resolve them. Extensions may be granted. The clock on each of these applications begins today.

- A. Alfred Gerner – 2 Tetrault Road – David Perkins asked that Alfred Gerner bring to the public hearing some photographs of the site and provide topographical lines on the map he provided to make it complete. He also recommended bringing any information that might be useful in demonstrating the challenge he would have in placing the carport in such a way as to meet zoning regulations. He provided the applicant with his signs and information on the dates when his letters to abutters should be sent (getting certificates of mailings) and when the signs should be put up. He said he would also get him the legal notice to include in the mailings to abutters. The public hearing was set for October 10, 2019.
- B. Brian Juliano – for Norma Faber, 30 Colburn Road – Brian Juliano said he had started installing the pool at 30 Colburn Road in late winter. He had a permit, but said the town's engineering department was concerned about the back hill on the property. They felt the pool did not meet the required 20 foot setback. There was some confusion about where the property line was, but a surveyor determined the pool was installed 8 feet from the property line. The pump and panel, however, are one foot from the property line. He said this was an error on his part, but there is a legitimate hardship as there is no other place to put the pool on the lot.

Judith Mordasky asked if the power panel and pool filter could be moved to the other side of the pool so that nothing would be closer than 8 feet from the side property line. Brian Juliano said he planned to do that. He noted also that the back of the property has a wooded line with a big hill that rolls to the neighbor's property.

Brian Juliano said he will submit a better plan with pictures and with the corrected paperwork to show a requested 8 foot setback. David Perkins said he would need to have everything to his office prior to mailing notices to abutters on September 27. He provided him the same type of information as he provide Alfred Gerner, noting the sign will need to go up ten days before the public hearing and be signed by the property owner. The public hearing was set for October 10, 2019.

For Application C, Judith Mordasky recused herself from the Board and took a seat in the audience.

- C. Veterinary Management Associates – 42 West Main Street – Judith Mordasky said she and her husband operate a Veterinary Hospital and they would like to relocate their current business to the former Bakers Furniture store at 42 West Main Street. They have put down a deposit on the property and have secured funding for its purchase; however, in order to move their practice there, they would require a variance of 7.3 Section C which requires two acres for a veterinary hospital. The Baker Furniture parcel is 1.27 acres.

The Mordaskys' intention is to preserve the exterior of the Baker's Furniture building as is, in this way ensuring that a Stafford landmark property does not get destroyed for a box type store or apartments. She said they have operated a veterinary hospital in a residential zone in Stafford for 38 years without problems.

Judith Mordasky said they plan to completely renovate both buildings on the property inside. The larger building at 42 West Main Street would be for veterinary services, while the smaller building would be for grooming and pet retail, including vaccination clinics, pet supplies, and veterinary stem cell therapy. She added that they have spoken to the neighbors and they have responded favorably to their proposal.

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David Perkins provided Judith Mordasky with the signs to be put up and the information for notifying abutters. She inquired about the possibility of holding an earlier public hearing than October 10, 2019, but after further discussion, it was determined not to be possible. The public hearing was set for October 10, 2019.

Dennis Kaba asked if the practice will treat just smaller animals such as dogs, cats and rabbits. Attorney Lorin Dafoe, representing the applicants, said the practice treats all types of animals including larger animals, but typically for larger animals, such as horses and cows, the doctor treats them at their farms. She noted that the practice would be staffed 24 hours a day.

Judith Mordasky returned to her seat with the Board.

5. Adjournment

Dennis Kaba made a motion to adjourn, seconded by Arlene Avery. All were in favor. The September 12, 2019 Regular Meeting of the Zoning Board of Appeals was adjourned at 7:30 p.m.

Respectfully submitted,



Annie Gentile
Recording Secretary