

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

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Members Present: Judith Mordasky, Moderator
Arlene Avery
Richard Longmore
Dennis Kaba
Janene Berriault

Also Present: Tory and Todd Pucci, applicants
Public

Seat Quorum
Nominate Moderator
Nominate Officers
Elect Officers

The meeting began at 7:00 p.m. with Zoning Board of Appeals (ZBA) members agreeing unanimously by informal consensus to have Judith Mordasky serve as moderator for the meeting.

A quorum was established with Judith Mordasky, moderator; Arlene Avery, Rich Longmore, Dennis Kaba, and Janene Berriault.

Nominations were taken from the floor. Rich Longmore, Arlene Avery and Dennis Kaba each nominated Judith Mordasky for ZBA Chair.

Arlene Avery made a motion to elect Judith Mordasky as ZBA Chair, seconded by Rich Longmore. All were in favor.

Public Hearing

1. **Call to order.**
Judith Mordasky opened the Public Hearing at 7:02 p.m.
2. **Establish a Quorum.**
Judith Mordasky established a quorum with Judith Mordasky, Chair, Arlene Avery, Rich Longmore and Dennis Kaba.
3. **Variance Application of Tory and Todd Pucci: Section 7.4D to allow the keeping of 2 horses on 2.37 acres where 2.5 acres is required. Location: 9 Fenton Road, Map #75, Lot #39, Zone: AAA.**

Dennis Kaba read the legal notice. Judith Mordasky explained the public hearing process.

Applicants Tory and Todd Pucci of 9 Fenton Road attended the meeting. Tory Pucci explained that they presently own a horse, which they board off-site. They would like to keep that horse and another on their property as their property abuts the state forest and other municipal open space and take advantage of the trail system in the forest. Their daughter rides regularly and they would like her to be able to ride with someone else for safety reasons.

She said that while the minimum lot size under the zoning regulations to keep a horse is 2.5 acres and their property at 2.37 acres falls just short of the minimum, their property is unique in that it borders the state and municipal land giving the impression of a larger land mass. She provided a letter from their only residential abutter, which stated her support of the variance request.

The public hearing was opened to public comment. Dave Mordasky of 21 Buckley Highway spoke in support of the variance request, saying as a veterinarian he supports anyone who wants to keep horses.

Dennis Kaba noted that the Pucci property sits below the road, resulting in a natural screening of their property. He also asked if shelter from the elements would be provided for the horses. Todd Pucci said they plan to build a run in about 50 feet from the property border, so they will be sheltered.

Dennis Kaba read the letter from neighbor Samantha Moretti of 17 Fenton Road, expressing support for the variance request.

Arlene Avery said she visited the property and toured it with Tory Pucci and it appears the keeping of horses on the property would fit well. She noted also the neighbor keeps horses herself.

Judith Mordasky asked for the location of the paddock. Todd Pucci said their initial plans are to have it down the hill and away from the road on the most level open area on their property.

There were no other questions or comments. Arlene Avery made a motion to close the public hearing, seconded by Rich Longmore. All were in favor.

Regular Meeting

Judith Mordasky, Chair, called the Regular Meeting to order at 7:07 p.m.

1. **Approval of November 14, 2019 meeting minutes.**

The ZBA reviewed the minutes. Dennis Kaba made a motion to approve the November 14, 2019 meeting minutes, seconded by Rich Longmore. All were in favor.

2. **Review public hearing items and discuss possible decisions.**

Arlene Avery said with the Nipmunk Forest bordering two sides of the property and with the trails there, the property is an ideal location to board horses. She also found the two horse request a compelling argument for protecting riders from having to ride alone on the trails. Rich Longmore and Janene Berriault saw no issue with the variance request. Dennis Kaba said the low visibility from the road also makes it acceptable. Judith Mordasky said her only concern was the need for a hardship. She said she felt that as the town is always seeking to strike a balance between creating commercial development and restoring and preserving their rural/agricultural roots, especially in the AAA zone, this request would allow the homeowner to have reasonable use of and not limit the use of their rural and agricultural land.

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Additionally, the variance would not damage the fabric of the neighborhood nor have a negative impact on the health, safety and welfare of the citizens in the neighborhood.

Arlene Avery made a motion, seconded by Dennis Kaba, to approve the Variance application of Tory and Todd Pucci: Section 7.4D to allow the keeping of 2 horses on 2.37 acres where 2.5 is required. Location 9 Fenton Road, Map #75, Lot #39, Zone: AAA. The hardship is to allow reasonable use and preserve the rural/agricultural use of a unique piece of property surrounded by state forest in the AAA zone. All were in favor.

3. Set meeting schedule for 2020.

The Board discussed the schedule and came to consensus to keep the monthly meetings on the 2nd Thursdays at 7:00 p.m. in the Veterans Meeting Room.

Dennis Kaba made a motion, seconded by Janene Berriault to accept the 2020 ZBA schedule with meetings continuing on 2nd Thursdays of the month at 7:00 p.m. in the Veterans Meeting Room. All were in favor.

4. Adjournment.

Rich Longmore made a motion to adjourn, seconded by Dennis Kaba. All were in favor. The December 12, 2019 Stafford Zoning Board of Appeals meeting was adjourned at 7:15 p.m.

Respectfully submitted,



Annie Gentile
Recording Secretary