

Town of Stafford
Zoning Board of Appeals
Special Meeting
January 9, 2020 – 7:00 p.m.
Veterans' Meeting Room
Warren Memorial Town Hall

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TOWN CLERK

Members Present: Judith Mordasky, Chair
Arlene Avery
Rich Longmore
Dennis Kaba
Janene Berriault

Also Present: David Perkins, ZEO
Sandra Collette, applicant
Public

PUBLIC HEARINGS

1. **Call to order.**
Judith Mordasky, Chair opened the Public Hearing at 7:00 p.m.
2. **Establish a Quorum.**
Judith Mordasky established a quorum with Judith Mordasky, Chair; Arlene Avery, Rich Longmore, Dennis Kaba, and Janene Berriault.
3. **Variance Application of Sandra Collette to allow creation of a new building lot with required frontage of 175' on an unaccepted town road. Vary Regulations 3.2, 3.5, 3.9, 3.15, 4.9 in accordance with town ordinance number 2-3. Location: 44 Collette Road East, Map #54, Lot #9.3, Zone: AA.**

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

Sandra Collette of 16 Collette Road East said the land under discussion has been in her family for many years. She provided a map of the property, pointing out her land and her brother's land, and said they want to cut off 5-1/2 acres of their property beside her brother's house on Collette Road East for her nephew. She showed on the map where the town road ends. She said there are three more houses on the street beyond where her nephew plans to build his home. David Perkins provided an aerial view of the property.

Judith Mordasky asked if the town plows the road. Sandra Collette said the town plows to the end of the town road, then turns around. She said the people that live further up maintain the road coming down.

David Perkins asked if there are cuts into the building lot. Sandra Collette said there are two entrances.

The public hearing was opened to public comment. Natalie Clark of 72 Collette Road East said that currently Mr. Kramer plows the road beyond the town portion and her husband helps as well. She asked if the new property owner would be willing to help with maintaining the road as their vehicles would be adding more traffic. He expressed a willingness to do so.

Monica Collette also of Collette Road East said she was in favor of the application. Her husband Bill Collette said the same. He said they want to keep the family together on this land that has been theirs for generations. He said they have plenty of equipment to take care of the road.

Dennis Kaba asked how far Collette Road East goes. Bill Collette said it goes all the way out to Route 190, but it is not passable right now.

David Perkins said he posted the ordinance and suggested reading it into the record. He said the ordinance addresses the maintenance of the road. He noted that the residents on the road can petition the town as a group to ask them to maintain the road, which if the town agreed, would incur a fee. Another option would be to have an agreement amongst themselves to maintain the road.

Judith Mordasky asked how many other houses there were on Collette Road East. Natalie Clark said there were three—hers, the Mallards, and the Kramers.

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

SPECIAL MEETING

1. Approval of December 12, 2019 meeting minutes.

The Board reviewed the minutes. Dennis Kaba made a motion to approve the minutes of the December 12, 2019 meeting, seconded by Rich Longmore. All were in favor.

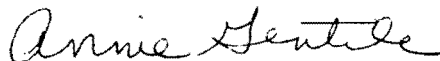
2. Review public hearing items and discuss possible decisions.

Arlene Avery made a motion, seconded by Rich Longmore to grant a special exception to allow the creation of a new building lot with required frontage of 175' on an unaccepted town road and to vary Regulations 3.2, 3.5, 3.9, 3.15, and 4.9 in accordance with town ordinance number 2-3; Location: 44 Collette Road East, Map 54, Lot 9.3, Zone AA. All were in favor.

3. Adjournment.

Dennis Kaba made a motion to adjourn, seconded by Rich Longmore. All were in favor. The January 9, 2020 Special Meeting of the Stafford Zoning Board of Appeals was adjourned at 7:15 p.m.

Respectfully submitted,



Annie Gentile
Recording Secretary