

Town of Stafford
Zoning Board of Appeals – Special Meeting
Stafford Senior Center, 3 Buckley Highway
Stafford Springs, CT 06076
October 8, 2020 – 7:00 p.m.

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Members Present: Judith Mordasky, Chair
Dennis Kaba
Rich Longmore (attended remotely via Zoom)
James Greene, Alternate (attended remotely via phone)

Also Present: David Perkins, ZEO
Kristi Lavorgna, applicant
Public

Public Hearing

1. **Call to order.**

Judith Mordasky, Chair opened the Public Hearing at 7:05 p.m.

2. **Establish a Quorum.**

Judith Mordasky established a quorum with Judith Mordasky, Chair, Dennis Kaba, Rich Longmore (attending remotely via Zoom) and she seated alternate member James Greene (attending remotely by phone) for Janene Berriault.

3. **Public Hearing**

The Public Hearing was opened at 7:05 p.m. Judith Mordasky noted that there were only four members present, enough members to hear the applications, but any approval would then require all four to be in favor. She gave applicant Kristi Lavorgna the option of having her application heard now or waiting until next month to see if they might have a full Board. Kristi Lavorgna opted to have her application heard now.

Dennis Kaba read the legal notice. Judith Mordasky, Chair, explained the process of the hearing.

Variance request of Kristi Lavorgna, 22 Pine Road, Stafford Springs, CT 06076 to vary Section 4.9 to allow construction of a deck 38' from the front line where 50' is required. Owner: Kristi Lavorgna. Location: 22 Pine Road – Map: 61, Lot: 51, Zone: AAA.

Applicant Kristi Lavorgna of 22 Pine Road explained that she would like to construct a deck off her home in the front yard. Her front yard has about a 15 foot drop below her garden to the road. She has two small children and wants them to have a safe space to be near the garden. Her yard is multi-leveled and there is no other place to place a deck on the property as the sides are too close to the side property lines and the backyard area has a drilled well. The front area has her septic system and leach field but the Health Department has no issues with the location of the deck.

It was confirmed that Kristi Lavorgna notified her abutters of her variance request. Rich Longmore asked if there were any other homes in her neighborhood with decks or other structures on the front of their houses similar to her request. David Perkins said there are no other decks in front of the houses on the block and that most of the houses are set back 50 feet as part of the subdivision.

There were no further questions or comments from the Board or the public.

Variance request of Sharon Pickering, 48 New City Road, Stafford Springs, CT 06076 to vary Section 4.9 to allow construction of a car port 15' from the front line where 50' is required. Owner: Sharon Pickering. Location: 48 New City Road - Map: 30, Lot: 52.02, Zone: AAA.

David Perkins spoke for the applicant in her absence. He said the house was built many years ago prior to zoning and the road has been changed numerous times over the years. He said Sharon Pickering's property line is about 20' from the edge of the road. The State had taken a portion of the road at one time. The hardship for the request is due to the home being built prior to zoning and the topography of the lot.

There was consensus from the Board that this was a straightforward application. There were no questions or comments from the Board or the public.

James Greene made a motion to close the public hearing, seconded by Rich Longmore. James Greene, Rich Longmore, Dennis Kaba, and Judith Mordasky voted in favor. Motion carried. The public hearing was closed at 7:22 p.m.

Regular Meeting

1. Approval of 9/10/2020 meeting minutes.

Dennis Kaba made a motion to table the approval of minutes to the next meeting, seconded by Rich Longmore. Dennis Kaba, Rich Longmore, James Greene and Judith Mordasky voted in favor. Motion carried.

2. Review public hearing items and discuss possible decisions.

The Board discussed the application of Kristi Lavorgna. Rich Longmore said it appeared she had explored other possibilities but there would be no other location on her property where a deck could be placed safely. David Perkins noted the locations of the septic and well were problematic and that the health department signed off on the proposed location for the deck.

Dennis Kaba made a motion, seconded by James Greene, to approve the Variance request of Kristi Lavorgna, 22 Pine Road, Stafford Springs to vary Section 4.9 to allow construction of a deck 38' from the front property line where 50' is required, the hardship due to the location of the well and septic. Dennis Kaba, James Greene, Rich Longmore and Judith Mordasky voted in favor. Motion carried.

The Board considered the application of Sharon Pickering. Dennis Kaba made a motion, seconded by Rich Longmore to approve the Variance request of Sharon Pickering, 48 New City Road, Stafford Springs to vary Section 4.9 to allow construction of a carport 15' from the front property line where 50' is required, the hardship due to the topography of the lot and the fact that the house was built prior to existing zoning regulations. Dennis Kaba, Rich Longmore, James Greene, and Judith Mordasky voted in favor. Motion carried.

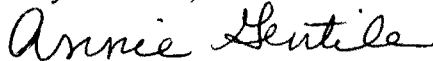
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David Perkins informed Kristi Lavorgna that he will send her a letter to be filed in the town clerk's office, after which she may apply for her building permit.

3. Adjournment

Dennis Kaba made a motion to adjourn, seconded by James Greene. Dennis Kaba, James Greene, Rich Longmore and Judith Mordasky voted in favor. Motion carried. The October 8, 2020 meeting of the Stafford Zoning Board of Appeals was adjourned at 7:27 p.m.

Respectfully submitted,



Annie Gentile
Recording Secretary