

Town of Stafford
Zoning Board of Appeals
Remote "Zoom" Meeting
June 11, 2020 – 7:00 p.m.

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TOWN CLERK

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

Also Present: David Perkins, ZEO
James Greene, Alternate
James Ussery, applicant
Charles Callahan, property owner

PUBLIC HEARINGS

1. **Call to order.**
Judith Mordasky, Chair opened the Public Hearing at 7:03 p.m.
2. **Establish a Quorum.**
Judith Mordasky established a quorum with Judith Mordasky, Chair; Arlene Avery, Rich Longmore, Janene Berriault, and seating alternate member James Greene for Dennis Kaba.
3. **Public Hearing.**
Variance request of Charles Callahan, 27 Lake Shore Blvd, for construction of a garage within 14' of the side lot line where 20' is required. The applicant is requesting a variance of 6'.

Applicant: James Ussery, Jr.
Location: 27 Lake Shore Blvd – Map 18, Lot 113, Zone AA.

David Perkins read the legal notice, which was posted May 28th on the Town website. Judith Mordasky reviewed the public hearing and regular meeting process.

Jay Ussery of J. R. Russo & Associates, a civil engineering and land surveying firm, provided an overview of the application. The property under discussion is on the lake side of Lake Shore Blvd. Historically this street is made up of several non-conforming lots. He said the Callahans purchased 27 and 29 Lake Shore Blvd and combined the two lots, resulting in a 100' wide lot, which is still below the minimum size requirement in the current AA zone. Because of the steep topography of the combined lots, the garage they wish to attach must be built side to side with the house. This would result in the garage being 14' from the side lot line where a minimum of 20' is required.

Jay Ussery said the parcel originally had a house on it, which the property owners took down. The existing new house on the property is essentially complete. He said the original house was just 2.8 feet from the side lot line, so this new structure will be substantially less non-conforming. The closest point, 14' from the side property line, is on the western side in the corner. He noted also that where the garage is attached to the house, the connection will be fully enclosed.

Jay Ussery said there have been quite a few variances granted on this street over the years, many of them with more substantial non-conformities. David Perkins noted at one time that a variance was denied because the then-ZBA didn't want any more houses on the lake. The denial was appealed and the decision was turned over. It was understood that these were small lots with reasonably sized houses for the lots.

James Greene read a letter from Richard and Karen Goodwin, abutters at 25 Lake Shore Blvd, expressing no objections to the variance request. They noted they had also given the Callahans permission for their family members and their contractors to use their driveway for access to and parking for the construction project until their driveway is completed. A second letter from Michael and Anna Beaudoin of 31 Lake Shore Blvd also expressed no objections.

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

REGULAR MEETING

Judith Mordasky opened the Regular Meeting, establishing the same quorum as existed for the public hearing.

1. Approval of January 9, 2020 meeting minutes.

Arlene Avery made a motion to approve the January 9, 2020 meeting minutes, seconded by Rich Longmore. All were in favor. Motion carried.

2. Review public hearing items and discuss possible decisions.

Judith Mordasky said she would abstain from voting on this as she is friends with the Callahans and did not want to create the appearance of not being objective.

Arlene Avery made a motion, seconded by Janene Berriault, to approve the variance request of Charles Callahan III, 27 Lake Shore Blvd, for construction of a garage within 14' of the side lot line where 20' is required (a variance of 6'), the hardship being due to the size of the lot being not large enough for a garage that would fit within side setbacks, and that the structure would reduce the existing non-conformities of the lot. Arlene Avery, Rich Longmore, Janene Berriault, and James Greene voted to approve. Judith Mordasky abstained. Motion carried.

David Perkins said he would send the applicant the Variance in the mail.

3. Adjournment.

James Greene made a motion to adjourn the meeting, seconded by Rich Longmore. All were in favor. Motion carried.

Respectfully submitted,



Annie Gentile
Recording Secretary