

**MINUTES OF THE STAFFORD ZBA  
MEETING OF March 19, 2018**

PRESENT:

Michael Lathan -Chairman  
Jim Balonek - Board Member  
Crista Boldt -Board Member  
Jackie Cavanaugh -Board Member  
Nicholas Pascucci - Alternate Board Member  
Bonnie Kinney - Board Member  
Walt Kershenski – Recording Secretary

ABSENT:

Jackie Cavanaugh - Board Member

OTHERS PRESENT:

Gerry Wood -CEO/ZEO  
Gene Sinclair -CEO/ZEO  
Andrew Darling  
Phyllis Darling  
David Vicary

Chairman Lathan called the meeting to order at 7:03 p.m.

**1. Approval of February 19, 2018 Meeting Minutes:**

**Motion** made by Board Member Boldt seconded by Board Member Balonek to accept the minutes of the February 19, 2018 ZBA Meeting as submitted by Secretary Walter Kershenski.

Approved 5 to 0

**2: OLD BUSINESS:**

**a. No Old Business**

**3. NEW BUSINESS**

**David Vicary application for variance for a Land Separation at 6497 E. Main St. Rd.**

Chairman Lathan asked David Vicary to address the ZBA Members regarding his application for a variance to do a Land Separation. David explained that he wants to separate his home from the adjoining farmland so it will make it easier for his children to settle the estate sometime in the future. He informed the ZBA Members that his application for a land separation was recently denied by the Planning Board because it would form 2 nonconforming lots with frontage on Rt. 5 of less than 200 ft. He was then advised to apply for a variance. After a discussion amongst the ZBA Members, Mr. Vicary and the Zoning and Code officers it was decided that the best option would be to allow Mr. Vicary to create an easement on his property which would allow access from Rt. 5 to the newly created separated land in back of his home property. There seemed to be some differences of opinion as to whether an easement would be a legal option. It was then decided and agreed upon by Mr. Vicary that ZBA Chairman Lathan would contact Town Attorney Boylan and determine if indeed an easement could be a legal option to pursue.

The decision on Mr. Vicary's application was therefore tabled until the April 16, 2018 meeting so further research can be made on the legality of an easement on the property.

#### **4. Correspondence/Workshops/Reports/General Information**

#### **5. Adjournment:**

A **Motion** was made by ZBA Member Boldt and seconded by ZBA Member Kinney to close the ZBA meeting at 7:35 PM.

Motion was passed 5 to 0.

Walter Kershenski, ZBA Recording Secretary  
*Approved at the April 16, 2018 meeting*