



TOWN OF VERNON

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OFFICE OF
ZONING ADMINISTRATION

APPROVED MINUTES Zoning Board of Appeals (ZBA)

Wednesday, October 21, 2020, 6:30 PM
Held via Telephone Conference

21 APR 28 PM 4:26

REC'D
VERNON TOWN CLERK

1. Roll Call:

Attendees: Regular Members: Chairman, Jennifer Roy, Howard Steinberg, Carmen Melaragno and Robert Mullan

Alternate Members: Claire Crane and Sherrin Roach

Absent Member(s): None.

Also present: Andy Marchese, Zoning Enforcement Officer/Staff Liaison and Cassandra Santoro, Recording Secretary

Liaison Andy Marchese made Claire Crane a voting member.
Chairman, Jennifer Roy called the meeting to order at 6:30PM.

2. Administrative Actions/Requests

2.1 Amendment/Adoption of Agenda - Additional business to be considered under agenda item #4 "Other Business" requires Commission vote

None.

2.2 Approval of the Minutes from the March 18, 2020 meeting

Howard Steinberg made a motion to approve the Minutes from the March 18, 2020 meeting. Claire Crane seconded and the motion carried unanimously.

3. Action on Application(s)

3.1 Application [ZBA-2020-03] of Plan B Retail Design seeking a Variance from Vernon Zoning Regulations, Section 4.7.5 Schedule for multi-family dwelling unit/area ratio: 18,400 Sq. Ft. Land Area where 27,000 Sq. Ft. Land Area is Required; and Section 4.23.5 Special Permits, 4.23.5.9 Multi-family dwellings, subject also to the provisions of Sections 10.1, 4.7.5, and 4.7.7. However, there shall be no increase permitted in the number of separate dwelling units within existing multi-family residential buildings, for an increase from six (6) existing dwelling units in two (2) buildings, to eight (8) dwelling units in total for the two (2) existing buildings, on the properties located at 70 Union Street (Assessor's ID:

Map 23, Block 0106, Parcel 00020), and 74 Union Street (Assessor's ID: Map 23, Block 0106, Parcel 00021), in the Historic District-Downtown Business & Residential Zone.

- Liaison Andy Marchese gave a brief explanation of the application.
- Charles Bomely of Plan B Retail Design & Project Management located at 12 Goose Lane, Tolland, CT spoke on behalf of the application.
- Currently the second floor is low income 1 bedroom housing, this application is to change commercial space located at the 1st floor to additional low income 1 bedroom housing.
- No additional building will take place.
- Current parking spaces conform to regulations for number of dwellings.
- Discussion ensued.
- Public Hearing closed at 6:50PM.

Robert Mullen made a motion to grant the Plan B Retail Design application for a variance ZBA-2020-03 for the location of 70 & 74 Union Street to allow an increase of units from six (6) to eight (8) and the hardship being unviable commercial usage due the size of the building and store front. Howard Steinberg seconded and the motion failed with 3 in favor and 2 opposed, Carmen Melaragno and Jennifer Roy.

4. Other Business
None.
5. Adjournment

Howard Steinberg made a motion to adjourn at 7:05PM. Carmen Melaragno seconded and the motion carried unanimously.

Respectfully,



Cassandra Santoro,
Recording Secretary