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DRAFT MINUTES
Zoning Board of Appeals (ZBA)

Wednesday, August 18, 2021 6:30 PM
Town Hall
14 Park Place, 3rd Floor
Council Chambers
Vernon, CT 06066

1. Roll Call:

Attendees: Regular Members: Chairman, Jennifer Roy, Carmen Melaragno, Robert Mullan, and Howard Steinberg
Alternate Member(s): Sherrin Roch
Absent Member(s): Claire Crane
Also present: Andy Marchese, Zoning Enforcement Officer/Staff Liaison, and Candace Joseph, Recording Secretary

Chairman Jennifer Roy called the meeting to order at 6:30 PM and read the opening statement.

2. Action on Application(s):

Application ZBA-2021-03 of Gurdev Singh, **seeking a Variance of Zoning Regulation section 4.4.1.8 Maximum lot coverage when not in an aquifer protection zone: 25%**, to allow 39% lot coverage where 29% lot coverage currently exists, to construct a 21' x 38' garage and a 11' x 30' deck, on the property located at **132 Main Street**, located in the R-27 Zone.

- Carmen Melaragno read the application into record.
- Andy Marchese handed out full sized copies of the plan to members and explained that the current lot coverage is at 29% and the applicant is looking to build a 21ft x 30ft garage and an 11ft x 30ft foot deck to bring the lot coverage to 39%.
- Gurdev Singh of 132 Main Street spoke on behalf of the application.
- Applicant distributed copies of letter dated August 5, 2021, from owner/abutter, Thomas Tomko at 64 Hartford Turnpike, in support of the application.

Discussion ensued. No public comment.

Public Hearing was closed at 6:55PM

Discussed ensued.

Robert Mullan made a motion to grant application ZBA-2021-03 of Gurdev Singh, seeking a Variance of Zoning Regulation section 4.4.1.8 Maximum lot coverage when not in an aquifer protection zone: 25%,

to allow 39% lot coverage where 29% lot coverage currently exists, to construct a 21' x 38' garage and a 11' x 30' deck, on the property located at 132 Main Street, located in the R-27 Zone. Carmen Melaragno seconded and the motion failed with 3 in favor and two opposed, Jennifer Roy and Sherrin Roch.

Application ZBA-2021-04 of Amy McCrystal, seeking **Variance of Zoning Regulation section 4.4.1.8 Maximum lot coverage when not in an aquifer protection zone: 25%**, to allow 38% lot coverage when 29% lot coverage currently exists, to construct an in-ground swimming pool and concrete patio, on the property located at **20 Richard Road**, located in the R-27 Zone.

- Carmen Melaragno read the application into record.
- Andy Marchese passed out a full size map to members and explained the lot is currently at 29% lot coverage, the applicant is looking to install a pool and concrete patio to the southern read of the property to result in 38% lot coverage.
- Amy McCrystal of 20 Richard Road spoke on behalf of the application.

Discussion ensued. No public comment.

Public Hearing was closed at 7:15 PM.

Discussion ensued.

Robert Mullan made a motion to grant application ZBA-2021-04 of Amy McCrystal, seeking Variance of Zoning Regulation section 4.4.1.8 Maximum lot coverage when not in an aquifer protection zone: 25%, to allow 38% lot coverage when 29% lot coverage currently exists, to construct an in-ground swimming pool and concrete patio, on the property located at 20 Richard Road, located in the R-27 Zone. Carmen Melaragno seconded, and the motion passed unanimously.

Application ZBA-2021-05 of Cheryl Law, seeking a **Variance of Zoning Regulation section 4.4.1.8 Maximum lot coverage when not in an aquifer protection zone: 25%**, to allow 43.1% lot coverage where 37.6% lot coverage currently exists, to construct an 18' above ground swimming pool and a 10' x 12' deck, on the property located at **20 Liberty Street**, located in the R-10 Zone.

- Carmen Melaragno read the application into record.
- Eric Peterson from Gardner & Peterson spoke on behalf of the applicant.
- Offset for rear and side would also require a variance, as they would be 8' and 5' respectively.
- Cheryl Law of 20 Liberty Street also spoke on behalf of the application.
- Applicant chose to proceed with vote for original application and submit a new application for the rear and side offset variances.

Discussion ensued. No public comment.

Public Hearing was closed at 7:37 PM.

Discussion ensued.

Robert Mullan made a motion to grant the application ZBA-2021-05 of Cheryl Law, seeking a Variance of Zoning Regulation section 4.4.1.8 Maximum lot coverage when not in an aquifer protection zone: 25%, to allow 43.1% lot coverage where 37.6% lot coverage currently exists, to construct an 18' above ground swimming pool and a 10' x 12' deck, on the property located at 20 Liberty Street, located in the R-10 Zone. Robert Steinberg seconded, and the motion passed unanimously.

Review Draft Minutes of the June 16, 2021, ZBA Meeting.

Sherrin Roch made a motion to approve the June 16, 2021, minutes. Robert Mullan seconded and the motion carried with 4 in favor and 1 abstention, Howard Steinberg.

3. Adjournment

Carmen Melaragno made a motion to adjourn at 7:42 PM. Howard Steinberg seconded, and the motion carried unanimously.

Respectfully,

Candace Joseph
Recording Secretary