



TOWN OF VERNON

55 WEST MAIN STREET, VERNON, CT 06066

Tel: (860) 870-3636

Fax: (860) 870-3589

amarchese@vernon-ct.gov

OFFICE OF
ZONING ADMINISTRATION

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APPROVED MINUTES Zoning Board of Appeals (ZBA)

Wednesday, June 16, 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 and Robert Mullan

Alternate Members: Claire Crane and Sherrin Roch

Absent Member(s): Howard Steinberg

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

Chairman Jennifer Roy sat Alternate Sherrin Roch for Howard Steinberg and declared Claire Crane a voting member.

Chairman Jennifer Roy called the meeting to order at 6:34PM and read the opening statement.

2. Action on Application(s)

Application ZBA-2021-02 of Kazco, LLC, seeking a **Variance of Zoning Regulation section 4.9.1.5 Minimum side yard: 20 feet**, to allow a 20' x 75' building addition 11 feet from the southern side yard boundary line to match the existing non-conforming building footprint, on the property located at 540 Talcottville Road, located in the Commercial Zone.

- Carmen Melaragno read the application into record.
- Legal notices were published June 5, 2021 and June 12, 2021.
- Walter and Debbie Kaczmarczyk spoke on behalf of the application.
- Request is for an overhang on the back half of the building for storage and maintenance work.

Discussion ensued.

Public Hearing was closed at 6:43PM

Robert Mullan made a motion to grant the variance as described with a hardship being that the building is already a non-conforming structure and this does not increase the non-conformity. Sherrin Roch seconded and the motion carried with 4 in favor and 1 abstention, Claire Crane.

3. Review Draft Minutes of the May 19, 2021 ZBA Meeting.

Robert Mullan made a motion to approve the May 19, 2021 minutes with 1 correction. Carmen Melaragno seconded and the motion carried unanimously.

4. Other Business

Discussion ensued regarding adding additional members to the Zoning Board of Appeals.

5. Adjournment

Robert Mullan made a motion to adjourn at 6:45PM. Carmen Melaragno seconded and the motion carried unanimously.

Respectfully,



Cassandra Santoro,
Recording Secretary