

DRAFT MINUTES

Zoning Board of Appeals (ZBA)

Wednesday, September 15, 2021 6:30PM

Town Hall

14 Park Place

Vernon, CT 06066

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1. Roll Call:

Attendees: Regular Members: Chairman Jennifer Roy and Carmen Melaragno

Alternate Members: Sherrin Roch and Claire Crane

Absent Members: Robert Mullan and Howard Steinberg

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

2. Public Hearing, discussion and vote on the following Applications:

Application ZBA-2021-06 of Cheryl Law, **seeking a variance of Zoning Regulation section 4.1.1.4 Minimum side yard: 10 feet**, to allow a side yard setback of 5 feet along the western side yard boundary line; and **section 4.1.1.5 Minimum rear yard: 20 feet**, to allow a rear yard setback of 8 feet along the southern rear yard boundary line, 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.
- Jennifer Roy explained that there are only 4 members tonight – voting requirements will need all 4 affirmative votes for this application. The applicant chose not to table the application until the next scheduled meeting.
- Cheryl Law and Even Stanley of 20 Liberty Street spoke on behalf of the application.
- Carmen Melaragno read a letter from Jennifer Freitas of 22 Liberty Street, in favor of the application, into the record.
- Discussion ensued.

No public comment.

Public hearing was closed at 6:41PM.

Carmen Melaragno made a motion to approve the variance of zoning regulation section **4.1.1.4 Minimum side yard: 10 feet**, to allow a side yard setback of 5 feet along the western side yard boundary line; and **section 4.1.1.5 Minimum rear yard: 20 feet**, to allow a rear yard setback of 8 feet along the southern rear yard boundary line, 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. The hardship being a non-conforming lot. Claire Crane seconded and the motion carried unanimously.

3. Review Draft Minutes of August 18, 2021 ZBA Meeting

Sherrin Roch made a motion to approve the draft minutes of the August 18, 2021 meeting. Carmen Melaragno seconded and the motion carried with 1 abstention, Claire Crane.

4. Adjournment

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

Respectfully submitted,

Cassandra Santoro
Recording Secretary