

APPROVED MINUTES
Zoning Board of Appeals (ZBA)
Wednesday, April 20, 2022 6:30PM
Town Hall
14 Park Place
Vernon, CT 06066

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1. Roll Call:

Attendees: Regular Members: Chairman Jennifer Roy and Bill Francis

Alternate Members: Sherrin Roch and Claire Crane

Also present: Andy Marchese, Zoning Enforcement Agent/Staff Liaison and Beth Bates,
Recording Secretary

Absent Members: Robert Mullan, Howard Steinberg, and Carmen Melaragno

Chairman Jennifer Roy called the meeting to order at 6:36PM and read the opening statement.

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

Application ZBA-2022-01 of the French Social Circle seeking a Variance of Zoning Regulation section 4.9.1.4 Minimum Rear Yard: 50 feet, to allow a 14' x 30' shed to be installed 36 feet from the Rear Yard boundary line, on the property located at **341 Kelly Road**, located in the Commercial Zone.

- Jennifer Roy read the Application into the record.
- Jennifer Roy explained that there were only four voting members present and asked the applicant if they wished to proceed; the applicant wanted to proceed.
- Eric Peterson of Gardner and Peterson, Tolland, CT, spoke on behalf of the applicant.
- Discussion ensued.

No public comment.

Public hearing was closed by Jennifer Roy at 6:47PM.

Claire Crane made a motion to approve **Application ZBA-2022-01 of the French Social Circle seeking a Variance of Zoning Regulation section 4.9.1.4 Minimum Rear Yard: 50 feet**, to allow a 14' x 30' shed to be installed 36 feet from the Rear Yard boundary line, on the property located at **341 Kelly Road**, located in the Commercial Zone. The hardship being lot configuration. Sherrin Roch seconded and the motion carried unanimously.

Application ZBA-2022-02 of Vernon Development LLC, for the Variance of Zoning Regulation section 12.1.22 Day care centers- (in reference to parking requirements), to allow 40 parking spaces where 57 parking spaces are required, on the property located at **501 Talcottville Road**, located in the Commercial Zone.

- Jennifer Roy read the Application into record at 6:50PM.
- Jennifer Roy explained that there were only 4 voting members present and asked the applicant if they wished to proceed; the applicant wanted to proceed.
- Timothy Coon from J.R. Russo & Associates spoke on behalf of the applicant.
- Timothy Coon from J.R. Russo & Associates read Exhibit A into record. This document contained additional comments not available when the application was initially filed; copies were distributed to members.
- Discussion ensued.
- Eric Spungin from Vernon Development, LLC spoke regarding existing day care centers in other locations including: traffic patterns, transportation availability, and parking space necessity.
- Andy Marchese stated that the 40 requested spots would be standard for other commercial use scenarios within the town.

No public comment.

Public hearing was closed by Jennifer Roy at 7:14PM.

Bill Francis made a motion to approve **Application ZBA-2022-02 of Vernon Development LLC, for the Variance of Zoning Regulation section 12.1.22 Day care centers- (in reference to parking requirements)**, to allow 40 parking spaces where 57 parking spaces are required, on the property located at **501 Talcottville Road**, located in the Commercial Zone. Hardship is wetland lot requirements. Sherrin Roch seconded and the motion carried unanimously.

3. Review Draft Minutes of October 20, 2021 ZBA Meeting

Claire Crane made a motion to approve minutes from the October 20, 2021 meeting. Sherrin Roch seconded. Bill Francis abstained as he was not present at the meeting.

4. Other Business

NONE

5. Adjournment

Sherrin Roch made a motion to adjourn. Bill Francis seconded and the motion was carried unanimously. Meeting adjourned at 7:18PM.

Respectfully submitted,



Beth Bates
Recording Secretary