

APPROVED MINUTES  
Zoning Board of Appeals (ZBA)  
Wednesday, December 14, 2022 5:00PM  
Town Hall  
14 Park Place  
Vernon, CT 06066

RECEIVED  
VERNON TOWN CLERK  
23 APR 25 AM 8:02

1. Roll Call:

Attendees: Regular Members: Acting Chairman and Secretary Carmen Melaragno, Robert Mullen, and Bill Francis

Alternate Members: Sherrin Roch

Also present: Ashley Stephens, Town Planner, Leslie Campolongo, Zoning Enforcement Official/Planning and Zoning Specialist, and Beth Bates, Recording Secretary

Absent Members: Chairman Jennifer Roy, Claire Crane, and Howard Steinberg

Acting Chairman Carmen Melaragno called the meeting to order at 5:00PM and read the opening statement.

Carmen Melaragno explained that there were only four voting members present, and all voting members must vote unanimously for the applications to pass. Carmen Melaragno asked the applicants if they wished to proceed; the applicants opted to proceed.

Carmen Melaragno named Sherrin Roch as the fourth voting member for the duration of the meeting.

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

**Application ZBA-2022-04** of James Levesque, seeking a Variance of Zoning Regulation Section 4.3.1.5 Minimum rear yard: 20 feet, to allow a pre-fabricated shed within the 20' area of the rear property boundary, on the property located at 3 Pillsbury Hill located in the Residential-22 Zone (Single-Family Residential).

- Leslie Campolongo read the application into record at 5:03PM.
- James Levesque spoke on behalf of himself, the applicant, stating that the proposed placement of the shed would take into account a safe delivery of the shed for delivery workers, and a placement that would avoid the issue of soil erosion due to runoff from the slopes in his yard.
- Photos were reviewed
- Discussion ensued

- A neighbor of James Levesque, Keiran Beaty of 5 Pillsbury Hill, stated that he had no issues with the placement of the shed.
- Public hearing was closed by Carmen Melaragno at 5:14PM.
- Discussion ensued

Bill Francis made a motion to approve **Application ZBA-2022-04** of James Levesque, seeking a Variance of Zoning Regulation Section 4.3.1.5 Minimum rear yard: 20 feet, to allow a pre-fabricated shed within the 20' area of the rear property boundary, with the stipulation that the shed be placed no less than 8 (eight) feet from the property line, located at 3 Pillsbury Hill located in the Residential-22 Zone (Single-Family Residential). Robert Mullen seconded the motion, and the motion carried unanimously.

Hardship is the topography of the property.

**Application ZBA-2022-05**, of Mary Dehais/FHI Studio on behalf of Vernon Housing Authority, seeking Variances of Zoning Regulation Section 4.1.1.8 Maximum Lot Coverage: 25%, and Section 12.3.2: No portion of a parking area shall be located within 10 ft of the property line. Application is for adjoining parcels located at **55 & 81 Grove Street**, located in the Residential-10 Zone (Single Family Residential).

- Leslie Campolongo read the application into record at 5:18PM.
- Please make note of change from Section 4.4.1.8 to Section 4.1.1.8 in the application
- Phil Barlow of FHI Studio spoke on behalf of the applicant regarding the need for additional parking spaces, and the need for the addition of emergency exits and walkways to improve safety.
- Andy Lau of FHI Studio attended the meeting on behalf of the applicant
- Cory Hartline of J. D'Amelia & Associates spoke on behalf of the applicant regarding the property layout
- Leslie Campolongo read a letter into record from Carol Nelson, cemetery agent, written on December 8, 2022 in favor of the improvements.
- Discussion ensued

Public hearing was closed by Carmen Melaragno at 5:26PM.

Robert Mullen made a motion to approve **Application ZBA-2022-05**, of Mary Dehais/FHI Studio on behalf of Vernon Housing Authority, seeking Variances of Zoning Regulation Section 4.1.1.8 Maximum Lot Coverage: 25%, and Section 12.3.2: No portion of a parking area shall be located within 10 ft of the property line. Application is for adjoining parcels located at **55 & 81 Grove Street**, located in the Residential-10 Zone (Single Family Residential). Sherrin Roch seconded the motion, and the motion carried unanimously.

Hardship is lot configuration.

3. Review Draft Minutes of August 17, 2022 ZBA Meeting

Sherrin Roch made a motion to approve minutes from the August 17, 2022 meeting. Robert Mullen seconded the motion, and the motion carried unanimously.

4. Other Business

Ashley Stephens and Leslie Campolongo discussed creating a draft motion memorandum as part of the meeting packet. This would allow for commissioners to review the viewpoints of the Town Planner and the Zoning Enforcement Official/Planning and Zoning Specialist ahead of the meeting to assist in voting on applications. This would create a consistent policy across all commissions.

Ashley Stephens and Leslie Campolongo discussed the mandatory training sessions that will begin in 2023. Additional details will follow regarding the 4 (four) hours of mandatory training.

5. Adjournment

Carmen Melaragno made a motion to adjourn at 5:34PM. Robert Mullen seconded the motion, and the motion carried unanimously. The meeting was adjourned at 5:34PM.

Respectfully submitted,



Beth Bates  
Recording Secretary