



TOWN OF VERNON

55 WEST MAIN STREET, VERNON, CT 06066

Tel: (860) 870-3636

Fax: (860) 870-3589

E-mail: amarchese@vernon-ct.gov

OFFICE OF THE
ZONING BOARD OF APPEALS

RECEIVED
VERNON TOWN CLERK
12 OCT 19 AM 11:03

APPROVED Minutes September 19, 2012

Attendees: Bill Francis, Jim Ferguson, Carl Slusarczyk, Bruce Skivington, Jon Gilluly, and Marisa Roy.

Also present: Andy Marchese, Zoning Enforcement Officer, and Jennifer Roy, Zoning Assistant/Recording Secretary

The meeting was called to order at 6:31 p.m. and the opening statement was read.

Jim Ferguson, Secretary read the agenda:

1. ROBIN PUTNAM, 31 DIANE DRIVE, seeking a variance from Section 4.5.1.4, ten foot side yard setback to construct a carport five feet from the side property line in the R27 Zoning District.

Andy Marchese explained the application Ms. Putnam would like to construct a carport; needs a variance for 5 feet from the side yard setback.

Robin Putnam present to speak on her application. She has a motorcycle, and would like to construct this for protective cover over it; also she is a member of the Fire Department and during the winter months this would help her not to have to remove snow when she responds to emergency calls.

No one present to speak in favor or opposition. The hearing was closed and discussion held.

Bruce Skivington made a motion to grant the variance, due to no room on the opposite side of the house and the location of the driveway. Jim Ferguson seconded the motion, motion carried by unanimous vote.

2. JOHN GOLDSNIDER, 31 ELM HILL ROAD, requesting an appeal from Zoning Violation of Section 3.1, compliance with regulations, second residence on one parcel of land in the R27 Zoning District.

Andy Marchese explained the property is currently listed as a 3 family; Mr. Goldsnider contacted the Building Department for an inspection to correct the listing to a 4 family as there is an apartment in the garage.

Mr. Marchese further explained that upon review of the property file; the only documentation for the second structure was a certificate of occupancy issued by former Building Official, Stephen Dupre; for a utility structure. There are no permits on file for completion of an apartment. Upon inspection of the property and review of the file, the Building Official, Harry Boyko instructed Mr. Marchese to issue a violation notice to initiate the process needed to achieve compliance for the apartment.

John Goldsnider present to speak on his appeal. Mr. Goldsnider explained that he began the process of refinancing the property; an appraiser discovered that the property card on file with the Town Assessor's office listed the property as a 3 family.

Mr. Goldsnider further explained that when he purchased the property a few years ago, there was trouble with the paperwork, and no record of the garage at all. The owner at the time worked with the Building Department to obtain the certificate of occupancy. The documents issued at the time were sufficient for the mortgage company to proceed with the purchase. He is now refinancing with a different mortgage company.

Discussion was held.

No one present to speak in favor or opposition. The hearing was closed and discussion held.

Bill Francis made a motion to deny the appeal, Bruce Skivington seconded the motion, motion carried by unanimous vote.

Next item on the agenda, approval of the August 15, 2012 meeting minutes.

Jim Ferguson made a motion to approve the August 15, 2012 minutes, Carl Slusarczyk seconded the motion; the minutes were approved, with one abstention by Bruce Skivington; not present at the June meeting.

Carl Slusarczyk made a motion to adjourn the meeting, Jon Gilluly seconded the motion; the meeting was adjourned at 7:40 p.m.

Submitted by: Jennifer Roy

A handwritten signature in black ink, appearing to read "Jennifer Roy", written in a cursive style.