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

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APPROVED Minutes May 16, 2012

Attendees: Bill Francis, Carl Slusarczyk, Bruce Skivington, David Clough, Don Schubert, 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 6:28 p.m. and the opening statement was read.

Carl Slusarczyk, Acting Secretary read the agenda:

2. MARK JABLONSKI, 32 OLD DOBSON ROAD, seeking a variance from Section 4.4.2.1 from a single family dwelling to allow construction of a two family duplex dwelling in the R27 Zoning District.

Bill Francis, as Chairman, called item 2 to come forward, 32 Old Dobson Road, as 48 Windsor Avenue not present.

Attorney Neil Johnson, 96 Webster Street, Hartford, representing Mark Jablonski, 32 Old Dobson Road. Mr. Johnson explained that the hardship with this property is that the house burned down. Further, they are making the property more compliant, whereas it was a 3 family, their request is for a 2 family, and also it is consistent with the area.

Attorney Johnson further explained that there is a need for affordable housing in Vernon, and this has been a 3 family for over 100 years.

A discussion was held, and Don Schubert inquired about the documentation the Board requested regarding prior tenants waiting to move back in. Attorney Johnson was not aware of this request, and he will submit this documentation should the Board require it.

Memo from the Town of Vernon Building Official, Harry Dan Boyko, was read into record. Memo marked exhibit A.

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

Don Schubert made a motion to grant the variance, to allow construction of 2 family dwelling in the R27 Zoning District, with the condition that a letter from the owner's council stating previous tents are committed to move into the dwelling once rebuilt, based on total loss due to fire. David Clough seconded the motion, motion carried by unanimous vote.

1. ERUM SHAHAB, 48 WINDSOR AVENUE, seeking a Special Exception as required in Section 4.9.3.4 Personal Convenience Services to operate a Counseling/Therapy practice in the Commercial Zone.

Andy Marchese explained that a Special Exception is required due to the business categorized as "Personal Convenience Service" for counseling.

Dr. Shahab present to speak on her application for Special Exception. Dr. Shahab explains that one of the main patients she counsels are those with addiction. In the future she hopes to add Methadone treatment to her practice. However, she will have many steps to follow prior to doing this, including approval from the Planning and Zoning Commission, as well as State authorities.

Dr. Shahab's practice consists of herself, and 3 therapists. Dr. Shahab is a licensed Physician/MD. Her primary focus is to help the community, through family and individual counseling.

Jon Gilluly asked if there would be inpatient treatment? No there will not be.

Dave Clough asked if they have any affiliation with a hospital? No they do not.

Dr. Shahab explained further that she must deal with the DEA/State Authorities.

Bruce Skivington asked the hours of operation; they will be Monday-Friday 9am-5pm.

No one present to speak in favor of the application.

Rosanne Bill, 272 Carpenter Road, Coventry, present to speak in opposition of the application. Mrs. Bill read a letter she prepared, opposing the application for Special Exception to operate a counseling business at 48 Windsor Avenue. She owns the home her mother lives in at 4 Burke Road. Letter marked exhibit B.

The letter cites Zoning Regulations 17.2.1.1.1, 17.2.1.1.2, and 17.2.1.1.3; whereas this would not be compatible with the neighboring land uses.

Thomasina Russell, 21 Chamberlain Street, present to speak in opposition. She is concerned about the congestion this will cause the area. Also, about the young children in the neighborhood, due to the clientele.

Jeff Morrissey, 10 Burke Road, present to speak in opposition. His main concern is the Methadone Clinic. This is not something he wants in his neighborhood.

Debby Norcross, 3 Burke Road, present to speak in opposition. She does not want this type of business in her neighborhood.

Dr. Shahab gave further statement, that this will be marriage, family, and youth counseling practice. Also, that any physician can prescribe Methadone, and this is done for a multitude of reasons including for pain in cancer patients. Most of her clients already live right in this area, further, anyone else coming would get off the city bus, directly at the location.

Carl Slusarczyk made a motion to grant the Special Exception for Therapy/Counseling practice, limited to counseling only, excluding Methadone treatment which would require Planning and Zoning Commision approval, in the Commercial Zone. Bill Francis seconded the motion, motion carried by unanimous vote.

Next item on the agenda, approval of the April 18, 2012 meeting minutes.

Carl Slusarczyk made a motion to approve the April 18, 2012 meeting minutes. Bruce Skivington seconded the motion; the minutes were approved by unanimous vote.

Carl Slusarczyk made a motion to adjourn the meeting, Bill Francis seconded the motion; the meeting was adjourned at 7:55 p.m.

Submitted by: Jennifer Roy

Jennifer Roy