TOWN OF VERNON

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OFFICE OF THE
ZONING BOARD OF APPEALS

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APPROVED Minutes November 14, 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 5:00 p.m. and the opening statement was read.

Jim Ferguson, Secretary read the agenda:

1. DONALD W FISH, 220 HARTFORD TURNPIKE, seeking a variance from section 16.3.2, Signs Permitted, from the current on hundred sixty five square feet (165) of signage, to allow two additional two and one half feet by ten feet (2 ½' x 10') signs on building façade; for a total of two hundred and fifteen (215) square feet of signage on the front of the building, in the Commercial Zone.

Andy Marchese explained Mr. Fish would like to change from the pole sign originally planned to signs on the building façade.

Donald Fish present to speak on his appeal. Mr. Fish explained that after further review of the location of the pole sign, there would not be much visibility from the street. The signs on the building would be more visible.

In addition to visibility; it was also discovered that the pole sign would be in one of the required parking spaces; which would require a variance to the required parking.

Discussion was held.

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

Jim Ferguson made a motion grant the variance from section 16.3.2, to allow additional signage from current 165 square feet adding 2 additional signs for a total of 215 square feet, due to further study reflects previous pole sign approved would require an additional variance for setback and losing required parking space, Bruce Skivington seconded the motion, motion carried by unanimous vote.

Next item on the agenda, approval of the October 17, 2012 meeting minutes.

Jim Ferguson made a motion to approve the October 17, 2012 minutes, with the following amendments; that the variance granted for 31 Elm Hill Road is intended to apply to both section 4.4.2.1 and section 3.20 of the Zoning Regulations; and that the wording of motion include the variance is granted for permitted continuation of non-conformance, with the stipulation that the space not be used until the proper certificate of occupancy has been obtained and that this variance is specific to this property not to be used in other properties, Carl Slusarczyk seconded the motion; the minutes were approved by unanimous vote.

New/old business. Bill Francis questioned Andy Marchese about the number of vehicle allowed at the dealership down on Hartford Turnpike across from Elmo's Restaurant. Andy will look into the matter and inspect the property.

Bruce Skivington made a motion to adjourn the meeting, Marissa Roy seconded the motion; the meeting was adjourned at 5:50 p.m.

Submitted by: Jennifer Roy

Jennifer Roy