TOWN OF VERNON

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OFFICE OF THE
ZONING BOARD OF APPEALS

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DRAFT Minutes February 20, 2013

Attendees: Bill Francis, Jim Ferguson, Carl Slusarczyk, Don Schubert, and Marisa Roy.

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

The meeting was called to order at 6:25 p.m. and the opening statement was read.

Jim Ferguson, Secretary read the agenda:

1. HAFIZA NAHEED, 21 TERRACE DRIVE, seeking a variance from Section 4.1.1.4, ten (10) foot side yard setback, to allow a 2 (two) foot side yard setback for the installation of a 10'x10' Gazebo the R-10 Zoning District.

Andy Marchese explained the property has drainage running through it, with Town easement; will need a variance because the Gazebo is placed 2 feet from the property line.

Hafiza Naheed present to speak on her application. She explained that she owns the next lot. She may join the property to 25-27 Terrace Drive, which she also owns. But currently the 3 lots are separate. Also, her driveway goes us the other side of the property.

Jim Ferguson asked about the drainage. Has she ever contacted the Town? She has not because there is an easement, which they were informed of when the bought the house.

Andy explained that there are wetlands issues, which Ms. Haheed is working with the Town on.

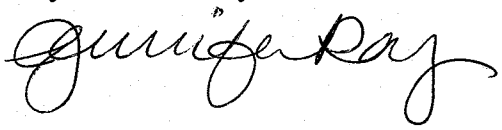
Ms. Naheed explained that a tree had fallen on the property; she hired someone to remove the tree, and clear the rear of the lot. After the fact she found out the Town is responsible for that.

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

Jim Ferguson made a motion to grant the variance from section 4.1.1.4, to allow the installation of a 10'x10' Gazebo, 2 feet from the side yard property line, based on the drainage problem in the other areas of the property. Don Schubert seconded the motion, the motion carried by unanimous vote.

Next item on the agenda, approval of the November 14, 2012 meeting minutes.

Carl Slusarczyk made a motion to approve the November 14, 2012 meeting minutes. Ferguson seconded the motion; the minutes were approved by unanimous vote.

Carl Slusarczyk made a motion to adjourn the meeting, Marissa Roy seconded the motion; the meeting was adjourned at 7:00 p.m.

Submitted by: Jennifer Roy