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APPROVED Minutes March 19, 2014

Attendees: Bill Francis, Jim Ferguson, Don Schubert, Carl Slusarczyk, 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 6:30 p.m. and the opening statement was read.

Jim Ferguson, Secretary read the agenda, with correction noted for item 1, numeric dimensions of driveway should read 47'x24':

1. LAJEUNESSE, JOHN & CHRISTINE, 94 BERKELEY DRIVE, seeking a variance from Section 4.4.1.4, minimum side yard setback ten feet (10'), to allow nine feet eight inches (9'8") and from Section 4.4.1.8 maximum lot coverage when not in an aquifer protection zone 25%, to allow 38% lot coverage; to construct a thirty two foot by twenty one foot (32'x21') garage and install a new forty seven foot by twenty four foot (47'x24') driveway, in the R-27 zoning district.

Andy Marchese explained variance needed for both the side yard setback and percentage of lot coverage. If garage is built the current driveway will be removed and new driveway installed on opposite side of the property near the garage.

Christine and John Lajeunesse, 94 Berkeley Drive present to speak on their application. Mrs. Lajeunesse explained they have been residents of Vernon for 20 years, and they have 2 children soon to be licensed drivers. In addition to needing the parking for the extra vehicles, Mr. Lajeunesse was recently diagnosed with Rheumatoid arthritis which makes snow removal difficult. Also, with the proposed garage and driveway there will be no more parking on the lawn.

Mrs. Lajeunesse stated they heard from their neighbors; and all favor the variance. Submitted for the record are 3 letters, marked Exhibit A, B and C.

Carl Slusarczyk asked if driveway was over the setback. Andy Marchese explained that it is not, further, the driveway proposed is already ok with the Engineering Department.

No one else 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 4.4.1.4, minimum side yard setback ten feet (10'), to allow nine feet eight inches (9'8") and from Section 4.4.1.8 maximum lot coverage when not in an aquifer protection zone 25%, to allow 38% lot coverage; to construct a thirty two foot by twenty one foot (32'x21') garage and install a new forty seven foot by twenty four foot (47'x24')

driveway, in the R-27 zoning district, due to lot configuration. Carl Slusarczyk seconded the motion, the motion carried by unanimous vote.

2. PATEL, BHARATKUMAR B., 69 WINDSOR AVENUE, seeking a variance from Section 4.9.1.5, minimum side yard setback twenty feet (20') to allow side yard setback of seventeen feet nine inches (17'9") to construct an eight foot by twenty foot (8'x20') addition, in the Commercial zoning district.

Andy Marchese explained the applicant would like to construct an addition, 17'9" from the side set back. If approved, they will go to shared parking with Ace Hardware; as a requirement for building permit.

Dipen Shaw, manager of Subway, and Bharatkumar Patel, son of applicant, 160 Stone Hill Drive, Rocky Hill, both present to speak on the application.

Mr. Patel explained that they are looking to expand to add seating. Also the building is old, and needs updating. They also will need to put in a restroom when they add seating.

Mr. Shaw explained that he owns 2 other Subway Restaurants in Vernon; and this one continues to lose customers, it is in need of updating.

Marisa Roy asked how many will there be seating for. Approximately 12-14 people.

Carl Slusarczyk asked why the application states work required by corporation and town codes. Mr. Patel explained that Subway requires all franchise owners to update/renovate every 7 years. The corporation wants seating and restrooms, also good exterior appearance.

Bill Francis asked about parking; would they have enough. Andy explained again that they would be required to have shared parking approval from Ace Hardware.

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

Don Schubert made a motion to grant a variance from Section 4.9.1.5, minimum side yard setback twenty feet (20') to allow side yard setback of seventeen feet nine inches (17'9") to construct an eight foot by twenty foot (8'x20') addition, in the Commercial zoning district, due to lot configuration. Carl Slusarczyk seconded the motion, the motion carried by unanimous vote.

Next item on the agenda, approval of the November 21, 2013 meeting minutes.

Jim Ferguson on made a motion to approve the November 21, 2013 meeting minutes. Don Schubert seconded the motion; the minutes were approved by unanimous vote.

Old/New Business. A discussion was held regarding the used auto dealer on Hartford Turnpike. Andy explained the owner has cooperated and the number of vehicles on site is now what is allowed. Also

discussed was the property located at 56 Risley Road. Andy has issued violation, and now citation for the unregistered vehicles. They are currently working on the issue of the storage container.

Carl Slusarczyk made a motion to adjourn the meeting, Don Schubert seconded the motion; the meeting was adjourned at 7:13 p.m.

Submitted by: Jennifer Roy