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**APPROVED** Minutes of November 16, 2016 ZBA Meeting

Attendees: Regular Members: Donald Schubert, Carl Slusarczyk, Marisa Roy and Jason Cormier
Alternate Members: Howard Steinberg and William Francis, Jr.
Absent Member(s): Bruce Skivington

Also present: Andy Marchese, Zoning Enforcement Officer/Staff Liaison
Debra Sterling, Recording Secretary

The meeting was called to order at 6:30 p.m. by Chairman Don Schubert. Mr. Schubert then read the opening statement.

All Members of the Board introduced themselves.

Jason Cormier, Board Secretary, read the Application on the Agenda:

> Application # ZBA-2016-010 – RAYMOND SERAPHIN, Applicant, seeking a Variance from the Vernon Zoning Regulations **Section 4.10.1.4 Minimum Side Yard Setback thirty (30) feet,** to allow a ten (10) foot side yard setback along the northeast side boundary line, to construct a twenty-four (24) foot x thirty-eight (38) foot detached storage structure, on the property located at **100 Windsor Avenue**, in the Industrial Zone.

Andy Marchese stated for the record that Alternate Member, Howard Steinberg, would be voting since Regular Member, Bruce Skivington, would not be present.

The Applicant, Raymond Seraphin, was invited to come forward. Mr. Seraphin and Eric Peterson, an Engineer from Gardner and Peterson, came forward to make their presentation. Mr. Peterson stated a Variance was being sought to construct a storage building 10' from the boundary line. Mr. Peterson presented a site plan showing a highlighted outline of the proposed building and explained the building was to be used for snow removal and maintenance equipment. Mr. Seraphin would like to construct and use this building to keep such equipment away from the public. Mr. Peterson stated the hardship for the Variance is property configuration. He further explained the separating distance between the existing buildings, and described the adjacent property belonging to the Vernon Housing Authority.

Don Schubert inquired if Andy Marchese, ZEO, had any comments. Mr. Marchese had no comments to add to the above presentation given.

Don Schubert asked if there was anyone present in opposition or in favor of the above Application. There was no one else present.

Don Schubert asked if any of the Board Members had questions for the Applicant. Carl Slusarczyk asked Mr. Seraphin why the Variance was wanted or needed by him after all the years he's been in business there. Mr. Seraphin replied that he has two snow plows sitting outside in the elements and it would be simpler to house the equipment inside where they would stay dry and ready to use. It would

also improve the look of the property. Marisa Roy questioned the existing storage on site. Mr. Seraphin explained there were two flat-beds used for towing in the other building constructed several years ago. Carl Slusarczyk and Howard Steinberg questioned Mr. Peterson about the lot configuration, exits and garage doors in existing buildings. Howard Steinberg questioned the shape of the proposed building and if it could be changed to an "L" shaped building. Mr. Peterson explained that they needed the depth of the building to be 24' and a Variance would still be required. Carl Slusarczyk questioned wetlands approval. Mr. Peterson stated they would be going before the Wetland Commission next. Don Schubert questioned the visibility of the Housing Authority Property. Mr. Peterson replied it was not visible from the Applicant's property.

There were no further questions. Don Schubert closed the meeting and discussion was held between the Board Members.

Howard Steinberg made a Motion to Approve the Variance to allow a ten (10) foot side yard setback along the northeast side boundary line, to construct a twenty-four (24) foot x thirty-eight (38) foot detached storage structure. Marisa Roy seconded the Motion. All voting members (Donald Schubert, Carl Slusarczyk, Marisa Roy, Jason Cormier and Howard Steinberg) were in favor for a unanimous vote. Variance is Granted.

Next item on the agenda, review Draft Minutes of the September 21, 2016 meeting. Carl Slusarczyk made a Motion to approve the September 21, 2016 Minutes. Marisa Roy seconded the Motion. All voting members (Donald Schubert, Carl Slusarczyk, Marisa Roy, Jason Cormier and Howard Steinberg) were in favor for a unanimous vote.

Next item on the agenda, other business. There was no other business to discuss.

Carl Slusarczyk made a Motion to Adjourn the meeting. Marisa Roy seconded the Motion. All voting members (Donald Schubert, Carl Slusarczyk, Marisa Roy, Jason Cormier and Howard Steinberg) were in favor for a unanimous vote.

The meeting was adjourned at 6:47 p.m.

Submitted by:

Debra Sterling

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