



# TOWN OF VERNON

55 WEST MAIN STREET, VERNON, CT 06066

Tel: (860) 870-3636

Fax: (860) 870-3589

amarchese@vernon-ct.gov

OFFICE OF  
ZONING ADMINISTRATION

## APPROVED Minutes of April 18, 2018 ZBA Meeting

Attendees: Regular Members: Bruce P. Skivington, Howard Steinberg, Jennifer Roy and Ferguson, Jr.  
Alternate Members: Carmen Melaragno and Robert Mullan  
Absent Member(s): Donald S. Schubert

Also present: Andy Marchese, Zoning Enforcement Officer/Staff Liaison  
Cassandra Minor, Recording Secretary

The meeting was called to order at 6:31 p.m. by Jennifer Roy, Secretary, in the absence of Donald Schubert, Chairman. Mrs. Roy read the opening statement and explained the voting requirements. She also explained the option of tabling the application to the next meeting. Robert Mullan, Alternate Member, was appointed as the fifth voting member.

All Members of the Board introduced themselves.

### **#1 Discussion and Vote on Application ZBA-2018-02 02:**

Board Secretary, Jennifer Roy read the application into record at 6:33PM:

Application # ZBA-2018-02 Jagdev Toor c/o Dorian R. Famiglietti, Attorney for Applicant, seeking a Variance from Section 17.1.2 Separating distances shall be measured from the main public access door of an establishment to the main public access door of any other establishment in a straight line. Seller to seller 3,000 feet, to allow a separating distance of 2,935 feet (a 65 foot variance) at the most northerly door of the end unit, on property located at 206 Talcottville Road, in the Commercial Zone.

Alternate Member, Carmen Melaragno, entered meeting at 6:35PM.

The applicant was invited to come forward. Jennifer Roy, Secretary asked Mr. Marchese for his comments. Mr. Marchese explained the property is located 206 Talcottville Road. 3,000 linear foot line is required. Applicant is 2935 feet away from Riley's Package Store, on Route 30.

Dorian R. Famiglietti, of Kahan, Kerensky and Capossela, LLP spoke on behalf of the Applicant and spoke on behalf of the 7700 sq. ft. building that is currently vacant. She also explained the 2 prong test of granting a variance- which is if the granting of the variance will not substantially effect the comprehensive plan and whether adherence to a strict interpretation of the regulations will cause an unusual or unique hardship for the property.

RECEIVED  
VERNON TOWN CLERK  
18 JUN 25 PM 12:31

Dorian R. Famiglietti distributed 2 GIS maps locating the 9 other liquor stores located in the Town of Vernon.

Owner Steve Kwok of 543 Clark Street, South Windsor CT spoke and answered questions pertaining to the property.

Economic Development Coordinator, Shaun Gately of 14 Park Place, Vernon CT spoke in favor of the application.

Public Hearing was closed at 7:09PM.

Discussion ensued.

Robert Mullan made a motion to grant Application ZBA-2018-02 for 206 Talcottville Road as presented based on the hardship of the property location. Howard Steinberg seconded and the motion carried with 4 in favor (Jim Ferguson, Jr., Bruce P. Skivington, Howard Steinberg and Robert Mullan sitting for Donald Schubert) and 1 opposed (Jennifer Roy). Alternate Member Carmen Melaragno did not vote.

**#2 Review Draft Minutes of February 21, 2018 ZBA Meeting:**

Robert Mullan made a motion to approve the minutes of February 21, 2018. Howard Steinberg seconded and the motion carried unanimously by present members. Member James Ferguson abstained as he was not present at the February 21, 2018 meeting.

**#3 Other business:**

None

**#5 Adjournment:**

Bruce P. Skivington made a motion to adjourn at 7:13PM. Howard Steinberg seconded and the motion carried unanimously by present members.

Respectfully Submitted,



Cassandra Minor  
Recording Secretary