



# TOWN OF VERNON

OFFICE OF  
ZONING ADMINISTRATION

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## APPROVED Minutes of January 15, 2020 Zoning Board of Appeals Special Meeting and Public Hearing

Attendees: Regular Members: Howard Steinberg, Jennifer Roy and Carmen Melaragno  
Alternate Members: Claire Crane, Sherrin Roch  
Absent Members: Robert Mullan

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

Jennifer Roy, Secretary, called the meeting to order at 6:30 pm and read the opening statement.

All Members of the Board and Staff introduced themselves.

Andy Marchese, Zoning Enforcement Officer/Staff Liaison, stated for the record that Jennifer Roy will also serve as Acting Chairperson and that both Alternate Members will be seated as Regular Members.

### #1 Discussion and Vote on a new Chairperson

Howard Steinberg motioned to table this agenda item until the next meeting. Carmen Melaragno seconded and the motion passed unanimously.

### #2 Discussion and Vote on Application ZBA-2020-01

Jennifer Roy, Secretary and Acting Chairperson read the Application into the record:

**Application ZBA-2020-01** of Dante Boffi, Agent for Rockville Retail, LLC, seeking a Special Exception of Zoning Regulation section 4.23.4.1 to allow a laundromat on the property located **33 West Main Street**, in the DBR Zone.

The Legal Notice was published in the Journal Inquirer on January 1, 2020 and January 8, 2020.

Andy Marchese explained to the Commission what is required to grant a Special Exception and that a Special Exception does not have to show a hardship.

Dante Boffi, 18 Hartford Ave, Granby CT, Agent for Rockville Retail, LLC spoke on behalf of the Application. He presented and explained the proposed layout to all board members and staff and responded to questions.

-2500 square feet of existing space (former Rockville Pharmacy) with 28 washing machines and 34 dryers of various sizes.

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VERNON TOWN CLERK  
20 FEB 26 AM 9:26

-Hours of Operation will be from 9am-9pm and fully staffed during that time

Andy Marchese confirmed that the parcel is on sewer and meets the parking requirements. There will be no exterior improvements or changes therefore no other Commission approvals are needed.

Brenda Burkey, 82 Mountain Road, Manchester CT asked how the dryers would be vented. Andy Marchese responded that all venting would have to meet the minimum requirements of the Connecticut State building and fire codes. Ms. Burkey also raised concerns that there will now be four laundry mats in the Town of Vernon.

Public Hearing was closed at 6:44 pm.

Discussion ensued.

Howard Steinberg presented a motion to approve the Application and then withdrew that motion.

Carmen Melaragno motioned to approve Application ZBA-2020-01 of Dante Boffi, Agent for Rockville Retail, LLC, seeking a Special Exception of Zoning Regulation section 4.23.4.1 to allow a laundromat on the property located 33 West Main Street, in the DBR Zone with a special condition that operating hours are to be between 9am-9pm seven days a week. Howard Steinberg seconded and the motion carried unanimously.

**#3 Review Draft Minutes of the September 18, 2019 ZBA Meeting:**

Claire Crane motioned to approve the minutes of the September 18, 2019 meeting as presented. Carmen Melaragno seconded and the motion carried unanimously.

**#4 Other business:**

Andy Marchese reviewed the membership needs of the Board and will discuss with Administration.

**#5 Adjournment:**

Claire Crane motioned to adjourn the meeting. Sherrin Roch seconded and the meeting was adjourned at 6:52pm.

Respectfully Submitted,



Kathleen Minor  
Recording Secretary