



# TOWN OF VERNON

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OFFICE OF  
ZONING ADMINISTRATION

**APPROVED** Minutes of Wednesday, February 19, 2020 Zoning Board of Appeals Meeting, 14 Park Place, 3<sup>rd</sup> Floor – Council Chambers, Vernon, CT – 6:30PM

1. Call to Order & Roll Call by Chairperson and/or acting Chairperson

Andy Marchese, Zoning Enforcement Officer/Staff Liaison called the meeting to order at 6:38p.m.

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

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

All members of the Board and Staff introduced themselves.

2. Administrative Actions/Requests

2.1 Amendment/Adoption of Agenda - Additional business to be considered under agenda item #4 "Other Business" requires Commission vote

- None

2.2 Election of Officers

Carmen Melaragno nominated Jennifer Roy to be Chairperson. Jennifer Roy accepted. Approved by all four Regular Members (Roy, Steinberg, Melaragno, Mullan).

Carmen Melaragno volunteered to be Secretary. Approved by all four Regular Members (Roy, Steinberg, Melaragno, Mullan).

2.3 Approval of the Minutes from the January 15, 2020 meeting

Howard Steinberg, seconded by Claire Crane, motioned to approve the minutes of the meeting held January 15, 2020. Motioned carried unanimously.

3. Public Hearing and Action on Application(s)

Chairperson Jennifer Roy read the opening statement.

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Secretary Carmen Melaragno read the Application into the record.

**Application ZBA-2020-02** of APH Hair Stylist LLC, seeking two variances from Section 4.9.1.3 Minimum front yard 50 feet, to allow a 38' front yard setback from the Western front yard boundary line, and to allow a 39' front yard setback from the Southern front yard boundary line, to expand the floor area to the existing building, on the property located at 274 Talcottville Road in the Commercial Zoning District.

Andy Marchese stated that Alternate Member Claire Crane would be sitting and voting as a Regular Member for this Application.

- Applicants Allen House and Alice P House spoke on behalf of the Application
- Andy Marchese explained the Application
- Discussion ensued
- No comments from the public

The Public Hearing closed at 6:56 p.m.

Howard Steinberg, seconded by Robert Mullan, motioned to approve Application ZBA-2020-02 of APH Hair Stylist LLC, seeking two variances from Section 4.9.1.3 Minimum front yard 50 feet, to allow a 38' front yard setback from the Western front yard boundary line, and to allow a 39' front yard setback from the Southern front yard boundary line, to expand the floor area to the existing building, on the property located at 274 Talcottville Road in the Commercial Zoning District. Motion carried unanimously by the five voting Regular Members (Roy, Steinberg, Melaragno, Mullan, Crane).

The hardship is Lot Configuration.

4. Other Business

Andy Marchese introduced the new Town Planner, George McGregor.

5. Adjournment

Robert Mullan, seconded by Howard Steinberg, motioned to adjourn the meeting. Motion carried unanimously. Meeting adjourned at 7:00 p.m.

Respectfully Submitted,



Kathleen Minor  
Recording Secretary