TOWN OF VERNON

55 WEST MAIN STREET, VERNON, CT 06066
Tel: (860) 870-3636
Fax: (860) 870-3589
E-mail: aford@vernon-ct.gov

OFFICE OF THE
ZONING BOARD OF APPEALS

RECEIVED
VERNON TOWN CLERK
10 DEC 21 AM 11:06

DRAFT Minutes December 15, 2010

Attendees: Jim Ferguson, Carl Slusarczyk, Bill Francis, Bruce Skivington, David Clough, and Jon Gilluly.

Also present: Abraham Ford, Jr., Zoning Enforcement Officer, and Jennifer Roy, Zoning Assistant/Recording Secretary

The meeting was called to order at 6:33 p.m.

Jim Ferguson, Secretary read the agenda:

1. MICHAEL & PHYLLIS PECK, 86 RAVENS CROFT, seeking a variance from section 3.18.1.1, 14% driveway grade, to construct a driveway at a grade of 16% in the R-40 Zoning District.

Abraham Ford explained the application. The applicant will be constructing a new home on this property, and due to the required front yard setback, they must have a longer driveway, which would have a grade higher than the maximum 14% allowed by Town regulations.

Michael and Phyllis Peck, 100 Trumbull St #509, Hartford, present to speak on their request. They would like to build a house at 86 Ravens Croft, as Mr. Ford stated. They've gone over just about all possibilities with Gardner & Peterson as to how they can construct the driveway and stay within the 14% grade. In order to do this, it would cause sharper corners, perhaps a significant amount of blasting, which could cause trouble for the area wells, and it would bring the driveway very close to the neighbor's property.

Mr. Peck explained that most of the driveway will actually be at 14%, some portions at 15%, some a little more closer to 16%. He figures if he is approved for 16% this will allow what is needed to construct the entire driveway. Further, the road leading up to Ravens Croft Road, Hatch Hill Road, is 17 ½% at the beginning and 15% plus the remaining part of the street.

Mr. Peck also presented information regarding the turning radius of Fire Trucks; to address the concerns of Fire Chief Call. According to the information he found, the fire trucks in Vernon should be able to maneuver the turns and the grade. Truck diagram marked Exhibit 1.

A discussion was held. Jim Ferguson asked what would be the sharpest curve in the driveway. Mr. Peck stated 50 degree radius.

Carl Slusarczyk asked Mr. Peck if he was aware of the Fire Chief's statement. Yes, Mr. Peck received a copy of this. Mr. Peck understands where the Chief stands, but most other options such as a sprinkler system may not work. He is however considering this.

Seeing no one present to speak in favor or opposition; the hearing was closed. Brief discussion was held.

Jim Ferguson made a motion to grant the variance to construct a driveway, with a maximum of 16% grade in some portions, based on the hardship of lot configuration and topographical issues. Bruce Skivington seconded the motion. The variance was granted by 4-1 vote.

Bruce Skivington made a motion to approve the November 17th meeting minutes. Carl Slusarczyk seconded the motion; the minutes were approved by unanimous vote.

Next order of business, 2011 meeting schedule. A discussion was held regarding time and dates. David Clough made a motion to set the schedule as follows; meetings to be held on the 3rd Wednesday of each month, at 6:30p.m., with no meeting being held in the months of July and December. Bruce Skivington seconded the motion and the schedule was approved by unanimous vote.

Bruce Skivington made a motion to adjourn the meeting, David Clough seconded the motion; the meeting was adjourned at 7:30 p.m.

Submitted by: Jennifer Roy