TOWN OF VERNON

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OFFICE OF THE
ZONING BOARD OF APPEALS

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DRAFT Minutes August 18, 2010

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

Also present: Abraham Ford, Jr., Zoning Enforcement Officer and Debra Sterling, recording secretary.

The meeting was called to order at 6:30 p.m.

Board Secretary, Jim Ferguson opened the meeting as acting chair, discussed the election of Chairman and read agenda items aloud.

Agenda Item #1, Jim Ferguson read "Robert's Rules" so that all members understood the voting process.

Jim Ferguson asked if there were any nominations for Chairman. Bruce Skivington nominated Bill Francis and Carl Slusarczyk nominated Jim Ferguson. There were two votes for Bill Francis by Bill Francis and Bruce Skivington. There were two votes for Jim Ferguson by Jim Ferguson and Carl Slusarczyk. Alternate Jon Gilluly was not eligible to vote. (Tie)

A Motion to Table the election until the next meeting was made by Jim Ferguson; motion was seconded by Carl Slusarczyk. All were in favor for a unanimous vote.

Bill Francis nominated Jim Ferguson as Temporary Chairman for this meeting; motion was seconded by Bruce Skivington. All were in favor for a unanimous vote.

Opening statement was read by Jim Ferguson.

Board Members introduced themselves.

Agenda Item #2, Abraham Ford, Jr. gave a summary. Gregory Giangrave took the floor and discussed the hardship he has with respect to his driveway and parking area; mainly narrow width and lot size requirements.

Discussion was held and questions were asked by Members to both the applicant and Abraham Ford, Jr. Mr. Ford indicated all abutters were properly notified and no responses were received. No residents appeared at the meeting to oppose.

Jim Ferguson closed hearing; Bruce Skivington made a Motion to grant the variance with the hardship of pre-existing conditions that lot preceded zoning regulations; motion seconded by Carl Slusarczyk. All were in favor for a unanimous vote.

Agenda Items #3 & 4, Abraham Ford, Jr. gave a summary. William Dowty took the floor and discussed that hardship he has with respect to each lot size and parking issues. Mr. Dowty proposed taking down the existing home on 19 Bellevue as it was in a state of disrepair and constructing a new residential two family home in its place, as well as constructing a new residential two family home on Lot 37A which is a vacant lot. Mr. Dowty provided drawings of the proposed homes to Members.

Discussion was held and questions were asked by Members to both the applicant and Abraham Ford, Jr. Mr. Ford indicated all abutters were properly notified and no responses were received. No residents appeared at the meeting to oppose.

Mr. Dowty spoke to members about previous homes he has constructed in Vernon. Members commented on his craftsmanship and construction projects in a positive manner. Bruce Skivington commented that Mr. Dowty's proposed construction would be an improvement to the Bellevue Avenue neighborhood.

Jim Ferguson closed hearing; Bill Francis made a Motion to grant the variances for both 19 Bellevue Avenue and Lot 37A Bellevue Avenue with the hardship of lot configuration and topography; motion seconded by Bruce Skivington. All were in favor for a unanimous vote.

Other business: None

Bruce Skivington made a Motion to accept minutes of June 16, 2010; motion seconded by Carl Slusarczyk. All were in favor for a unanimous vote.

A Motion to adjourn the meeting was made by Carl Slusarczyk; motion seconded by Bill Francis. The meeting was adjourned at 7:20 p.m.

Submitted by: Debra J. Sterling

Debra J. Sterling