



# TOWN OF VERNON

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OFFICE OF THE  
ZONING BOARD OF APPEALS

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APPROVED Minutes October 19, 2011

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

Also present: Andy Marchese, Zoning Enforcement Officer, and Jennifer Roy, Zoning Assistant/Recording Secretary

The meeting was called to order at 6:30 p.m. and the opening statement was read.

Jim Ferguson, Secretary read the agenda:

1. BETH BROWNE, 500 TALCOTTVILLE ROAD, seeking a variance from Section 4.9.4.13, three hundred (300) foot requirement for distance from Kennel to a residence or residential district, to allow operation of a Dog Grooming and Training Business, in the Commercial Zoning District.

Andy Marchese explained that this is in a Commercial Zone, however the property abuts Residential Zone, and does not have the required 300 foot distance.

Beth Browne, 216 Regan Road, Vernon, present to speak on her application. She would like to open a dog grooming and training business. She supplied photos of the building/location. Photos marked exhibits 1-4.

Carl Slusarczyk asked how many dogs per day, 6-8 in the beginning per Beth.

Bruce Skivington asked if there would be any boarding of the dogs. No, there will not be per Beth.

Jim Ferguson asked about the training. All training would be held inside according to Beth, and the walls are very sound proof, this will not affect the other tenants or area residents.

No one present to speak in favor or opposition, the hearing was closed and discussion held.

Jim Ferguson made a motion to grant the variance based on the property is contiguous, unable to satisfy zoning regulations. Dave Clough seconded the motion, the motion carried by unanimous vote.

2. JENNIFER HOLT, 30 KING STREET, seeking a variance from Section 4.1.1.4, ten (10) foot side yard setback and Section 4.1.1.5, twenty (20) foot rear yard setback, to allow construction of 12'x16' shed one and half (1 ½) feet from the side and four (4) feet from the rear yard, in the R10 Zoning District.

Andy Marchese explained what the applicant would like to do; add a shed to the rear of their garage. The garage is set 1 ½ feet from the side yard currently. The lot size is small, and any where they place a shed within the setbacks would be in the middle of the back yard.

Jennifer and Chris Holt present to speak on their application. They would like to build a shed off the back of the garage, to put snow blower, lawn mower, equipment of that sort. They presented drawings for the proposed stick built shed. Drawings marked exhibit 5.

Chris Holt explained that there was a shed there originally, but it collapsed several years ago.

No one present to speak in favor or opposition, the hearing was closed and discussion held.

Dave Clough made a motion to grant the variance based on lot configuration. Carl Slusarczyk seconded the motion, the motion carried by unanimous vote.

3. MICHAEL HARRISS, 10 FOX HILL DRIVE, seeking a variance from Section 4.2.1.4, ten (10) foot side yard setback to allow installation of a driveway one (1) foot from side yard, in the R15 Zoning District.

Andy Marchese explained the applicant would like to pave the drive way, they do not have enough space to keep within the 10 foot side yard requirement. Most of the drive ways in the neighborhood are very close to the side property lines.

Michael Harriss present to speak on his application. He would like to pave the drive way, double wide to allow for 2 vehicles. This way they will not have to move cars around to get the other vehicle in or out. He spoke with this neighbor and she is fine with this.

The neighbor Lynn Kelly, 12 Fox Hill Drive, gave him a letter to bring for the record. The letter was read in to the record and marked exhibit 6. The letter states Ms. Kelly is fine with the drive way, so long as it does not come any closer than 1 foot.

No one present to speak in favor or opposition, the hearing was closed and discussion held.

Bruce Skivington made a motion to grant the variance due to lot configuration and in fitting with the neighborhood. Carl Slusarczyk seconded the motion, the motion carried by unanimous vote.

Next item on the agenda, approval of the September 21, 2011 meeting minutes.

Carl Slusarczyk asked about the status of 20 River Street, whereas the Board had stated they would like them to resubmit to the ZBA within 60 days/by the October meeting.

Jennifer Roy advised that the owner of 20 River Street had called the Building Department and are set to meet with the Building Official and Andy Marchese, Zoning Enforcement Officer on November 2, 2011.

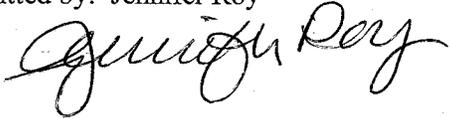
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Carl Slusarczyk made a motion to approve the September 21, 2011 meeting minutes. Bruce Skivington seconded the motion; the minutes were approved by unanimous vote.

Bruce Skivington made a motion to adjourn the meeting, Carl Slusarczyk seconded the motion; the meeting was adjourned at 7:05 p.m.

Submitted by: Jennifer Roy

A handwritten signature in cursive script, appearing to read "Jennifer Roy". The signature is written in dark ink and is positioned below the typed name "Jennifer Roy".