TOWN OF VERNON

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OFFICE OF THE
ZONING BOARD OF APPEALS

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APPROVED Minutes May 20, 2009 ZBA meeting

Attendees: Robert McGarity, Jim Ferguson, Bruce Skivington, and David Clough.

Also present: Abraham Ford, Jr., Zoning Enforcement Officer; and Jennifer Roy, Zoning Assistant.

The meeting was called to order at 6:32pm, Robert McGarity to serve as Chairman for the meeting, and the opening statement was read.

Jim Ferguson, serving as Secretary, read the agenda.

1. ADAM GRYSZKIEWICZ, 205 TALCOTTVILLE ROAD dba ADAMS POLISH FOOD LLC, seeking a variance from section 14.1.1.1, Site Plan of Development to allow increase in lot coverage from 65% to 75% by extending the parking area to the rear of the property in the Commercial Zoning District.

Abraham Ford, Jr. explained the application/appeal. Mr. Gryszkiewicz's previous appeal was denied, mainly due to poor drainage of property. This problem has been rectified. The Town Engineer has been to the property several times, and has confirmed the drainage problem has been addressed.

Bob McGarity read a letter received from Gerald & Theresa Crabb of 11 Sunset Terrace, whose property abuts Mr. Gryszkiewicz's. Mr. & Mrs. Crabb oppose the application. The letter was marked exhibit 1.

Adam Gryszkiewicz present to speak on his appeal. Mr. Gryszkiewicz explained that he needs additional parking for peak season and weekends; this would also allow safer parking during busy times. This will also allow parking for employees.

No one present to speak in favor or opposition.

The hearing was closed, a discussion was held.

Jim Ferguson made a motion to grant the appeal, based on property configuration and existing structure, with the following stipulations: 1. Surface must be replaced with pavement, 2. A fence of at least 6 feet must be installed along the back side of the property and 3. The dumpster must also be enclosed by fencing/gate.

Bruce Skivington seconded the motion, and the appeal was granted by unanimous vote.

2. ERIK ELCSICS, 18 CHAMBERLAIN STREET, seeking a variance from section 4.2.1.3, minimum front yard setback requirement 30 feet, to allow a 12x10 foot addition less than 30 feet from the front property line, in the R10 Zoning District.

Abraham Ford, Jr. explained the appeal; Mr. Elcsics is requesting an 8 foot variance from the 30 foot front yard setback, to remove the existing deck and replace it with a family room.

Mr. Elcsics explained he would like replace the deck with an addition, to construct a family room for his growing family. This is really the only area of the house where they can put such a room.

Mr. Gary Pozzato of 8 Strong Avenue, Vernon, present to speak in favor of the appeal. Mr. Pozzato explained the Elcsics have been their neighbor for many years now, they keep their property neat and clean, and this would only improve the value of the neighborhood.

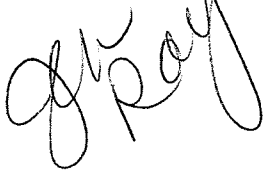
No one present in opposition.

The hearing was closed, a discussion was held.

David Clough made a motion to grant the variance due to lot configuration, the motion was seconded by Jim Ferguson and granted by unanimous vote.

Next item of business, review of draft minutes from the April 15, 2009 meeting. David Clough made a motion to approve the minutes, Bruce Skivington seconded the motion, and it was approved by unanimous vote.

Other business; there is an upcoming seminar for Board Members and Commissions, a flyer was mailed.

Bruce Skivington made a motion to adjourn, Jim Ferguson seconded the motion, the meeting was adjourned at 7:11pm.

Submitted by: Jennifer Roy, Zoning Assistant