TOWN OF VERNON

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OFFICE OF THE
ZONING BOARD OF APPEALS

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DRAFT Minutes August 19, 2009

Attendees: Michael Murray, Bill Francis, Bruce Skivington, Jim Ferguson, and Carl Slusarczyk. Also present: Abraham Ford, Jr., Zoning Enforcement Officer and Jennifer Roy, Zoning Assistant.

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

Jim Ferguson to serve as Secretary, read the agenda. Abraham Ford clarified for the record that item #3 Robert Glemboski, actual shed size is 8'x16' and not 8'x6' as noted on the agenda in error.

1. JOHN HORAN, 55 RICHARD ROAD, seeking a variance from section 4.4.1.4, minimum side yard requirement to allow the installation of a 10'x10' shed 3' feet from the property line in the R-27 Residential Zoning District.

Abraham Ford, Jr. explained the application for a variance to install a shed on the property. Mr. Horan present to speak on his request. Due excessive water on his property this is the driest area. His neighbor Debra Terrien could not attend the meeting, but sent a note that she has no objections to the request. The letter is marked Exhibit 1.

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

Jim Ferguson made a motion to grant the variance due to the topography and shape of the lot. Bill Francis seconded the motion, and the variance was granted by unanimous vote.

2. CHRIS McPADDEN, 156 HUNTINGTON DRIVE, seeking a variance from section 4.4.1.4, minimum side yard requirement to allow construction of a carport approximately 5'-0" from the east property line in the R-27 Zoning District.

Abraham Ford explained the application for a variance to construct a carport on the property.

Mr. McPadden present to speak on his request. He would like to add a carport to his home, and this is the best location since it is where the driveway is. He's talked to his neighbor who has no objections to the carport.

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

Carl Slusarczyk made a motion to grant the variance due to topography and logical location for the carport. Bruce Skivington seconded the motion and the variance was granted by unanimous vote.

3. ROBERT GLEMBOSKI, 34 BARBARA ROAD, seeking a variance from section 4.3.1.4, minimum side yard requirement to allow construction of an 8'x 16' shed 6' from the east property line in the R-22 Zoning District.

Abraham Ford explained the application for a variance to construct an 8'x16' shed on the property.

Mr. Glemboski present to speak on his application. He would like to construct a shed to house his yard equipment, including snow blower. This is the best location since it is near the driveway, rather than in the back corner of the lot which would not be conducive to getting to the snow blower.

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

Jim Ferguson made a motion to grant the variance due to the location for use of snow blower and driveway due to practical difficulty. Bruce Skivington seconded the motion, and the variance was granted by unanimous vote.

4. MARK DUVAL & NANCY LAYAW, 13 CHARTER ROAD, seeking a variance from section 12.3.2, minimum required distance of a portion of a parking area to property boundary, to allow construction of a 10' wide gravel driveway within 2' ± of the side property line in the ND-NR-10 Zoning District.

Abraham Ford explained the application for a variance for a gravel driveway installed to get trailers and equipment back to his shed. The applicants shed is actually in Ellington. Vernon's variance is only for a portion of the driveway which is within 2'± the property line.

Mark Duval present to speak on his application. His entire yard slopes to the left if you're looking at the front of the house. He is not able to drive around the right side of the property for this reason. In addition, the left side get a lot of run off water, and his truck/trailer slides in the mud if the gravel is not there. This allows him to get to the shed and also park his boat trailer in the back yard.

Bill Francis made a motion to grant the variance due to topography. Carl Slusarczyk seconded the motion, and the variance was granted by unanimous vote.

Next item – approval of May 2009 minutes. Bruce Skivington made a motion to approve the minutes, Jim Ferguson seconded the motion. The minutes were approved by unanimous vote

New business, appoint a new secretary due to Bob McGarity no longer on the board. Bill Francis made a motion to elect Jim Ferguson as Secretary for the Zoning Board of Appeals. Carl Slusarczyk seconded the motion and the variance was granted by unanimous vote.

Bill Francis made a motion to adjourn, Carl Slusarczyk seconded the motion, and the meeting was adjourned at 7:35 p.m.