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
09 NOV 19 PM 3:15

APPROVED Minutes October 21, 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 Asst.

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

Jim Ferguson, Secretary, read the agenda.

Item 1 application has been withdrawn: NERP HOLDING & ACQUISITIONS, 43 & 45 SOUTH FRONTAGE ROAD. Letter read into record from Mark C. D'Adabo, member, NERP Holding & Acquisitions.

2. LAWRENCE E. MEEHAN, 84 CAMPBELL AVENUE, seeking a variance from section 4.4.1.4, minimum side yard requirement to allow the construction of a one car garage on the existing parking area of the house in the R-27 Residential Zoning District.

Abraham Ford explained the application; the abutters have all been notified with no response.

Lawrence Meehan present to speak on his application. He would like to construct a one car garage, this side of the home is where the existing driveway is, and the land drops drastically in rear yard, not allowing him to construct the garage further back.

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

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

3. KENNETH J. & JANE D. PEACOCK, 94 WILDWOOD ROAD, seeking a variance from 4.5.1.3, minimum front yard requirement, to allow cover over a porch to include a 12'x14' cover over the driveway (carport) in the R-40 Residential Zoning District.

Abraham Ford explained the application. The Peacock's had received a variance last year to build the addition to their home, at that time the plans did not have the carport on them. The building plans submitted with the permit then had a carport on them, discovered when the Building Official was on site doing an inspection. The carport does not have the required 30 foot setback requirement.

Jane Peacock to speak on the application. She provided a copy of the updated site plan referring to the carport. She also provided photos of the home showing the carport. (Photos marked exhibit 1).

Jim Ferguson read into record a letter received from the Peacock's neighbor, Marijean Achilli, in favor of the variance. (Letter marked exhibit 2). Ms. Achilli feels the renovations being made only increase the value and appearance of the neighborhood.

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

Jim Ferguson made a motion to grant the variance for the carport due to the topography, extremely steep lot, and to allow safe entry to the home. Bruce Skivington seconded the motion, and the variance was granted by unanimous vote.

New business, Watson Bellows from the Town of Vernon Planning and Zoning Commission to make presentation of a survey for the P&Z Commission.

Mike Murray made a motion to amend the agenda to include Mr. Watson's presentation. Bill Francis seconded the motion. Motion was carried by unanimous vote.

Mr. Watson passed out a survey, asked that any board member who wished to complete it and mail it into an independent firm it will be used to compile information for the Plan of Conservation which must update every 10 years.

4. Executive Session to discuss pending litigation in the matter of Tedeschi, 264 Talcottville Road vs. the Town of Vernon.

7:05 p.m. Jim Ferguson made a motion to recess the public hearing to executive session, Bill Francis seconded the motion, and motion was carried by unanimous vote.

Meeting reconvened at 8:23 p.m.

Bruce Skivington made a motion to approve the proposed settlement of the case of Tedeschi vs. Town of Vernon in accordance with the terms set out in a "Stipulation for Judgement" dated September 30, 2009 and to authorize Susan Boyan to sign said stipulation and any other document necessary to finalize the settlement in court in accordance with the terms of such settlement.

Carl Slusarczyk seconded the motion, the motion was carried by unanimous vote.

Next item – approval of September 16, 2009 minutes. Jim Ferguson made a motion to approve the minutes, Bruce Skivington seconded the motion. The minutes were approved by unanimous vote

Bruce Skivington made a motion to adjourn, Jim Ferguson seconded the motion, and the meeting was adjourned at 8:35 p.m.

Submitted by: Jennifer Roy