



TOWN OF VERNON

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OFFICE OF THE
ZONING BOARD OF APPEALS

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APPROVED Minutes February 18, 2009 ZBA meeting

Attendees: Robert McGarity, Jim Ferguson, Carl Slusarczyk, and Chairman Michael Murray

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

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

Robert McGarity read the agenda.

1. MOORES AUTOMOTIVE, LLC/JANE MOORE PROPERTIES, LLC, 1237 HARTFORD TURNPIKE, seeking a variance from the 10' foot setback requirement for parking, to allow parking of Used Cars and employee parking at the rear of the property in the Commercial Zoning District.

Alan Humphries, 348 Vernon Avenue, Vernon, present to speak on the appeal for Moores Automotive. Mr. Humphries explained the need for additional parking, the layout of the parking lot design, and how they will include 8foot privacy fencing. Further, they are keeping with the general surrounding properties which are commercial.

Mr. Humphries also stated the Moore's have contacted the abutters in the residential neighborhood, to ensure they are ok with the fencing, and plans. They received no negative responses.

Chris Moore of 1265 Hartford Turnpike, Vernon, explained the need for the 71 parking spaces. He explained it would hold cars for sale, employee vehicles, and cars held for repairs.

No one present to speak in favor or opposition of the appeal.

Jim Ferguson made a motion to grant the appeal due to the lot configuration, the motion was seconded by Bob McGarity, and approved by unanimous vote.

2. SOVEREIGN BANK/560 REALTY, LLC, 560 TALCOTTVILLE ROAD, seeking a variance from the 50' foot front yard setback requirement to allow construction of a front entry vestibule 41' feet from the front property line in the Commercial Zoning District.

Attorney Joseph Capossela, 45 Hartford Turnpike, Vernon, present to speak on the appeal of Sovereign Bank. Atty. Capossela explained they are asking for a 9foot variance to renovate the current vacant building, to house an ATM at the entrance.

Steven Szramiak, 1600 Massachusetts Avenue, Cambridge, MA, of Simms Mann & McKee Associates explained the drawings presented.

A second set of drawings presented at the meeting marked exhibit B for the appeal file. This packet contains corrected elevations. The drawings and Mr. Szramiak explained that the front is the best place to house an ATM, for many reasons, including security and convenience.

Marina Rodriquez, Town of Vernon Economic Development Coordinator present to speak in favor of the appeal. Ms. Rodriquez expressed the desire to bring business to the town.

Thomas Scranton, 74 Meadow View Drive, Vernon, also present to speak on the appeal. Mr. Scranton owns the property at 560 Talcottville Road. He is anxious to fill the vacant building, and this would benefit all parties. They cannot go further in the back of the property due to wetlands issues.

No one present in opposition.

Jim Ferguson made a motion to grant the appeal, based on lot configuration and unnecessary difficulty for reconstruction and it will be in keeping with the general Zoning of the area. Carl Slusarczyk seconded the motion, and it was approved by unanimous vote.

3. CERTIFIED AUTO CENTER, LLC, 32 HARTFORD TURNPIKE, LLC, 32 HARTFORD TURNPIKE, seeking a modification of condition #2 of a special exception, variance and certificate of site suitability granted January 15, 2003 to increase the number of cars permitted on the subject lot from 17 to 34 in the Commercial Zoning District.

Attorney David Hoopes, 185 Asylum Street, Hartford, present to speak on the modification request for Certified Auto Center, LLC, 32 Hartford Turnpike. Atty. Hoopes wanted to note for the record that this is a new owner of the business, who desires to operate within the regulations of the town. The request is for 34 cars, approximately 28 would be cars for sale, and/or cars sold waiting for delivery.

Atty Hoopes presented a packet of information and map of the property. Packet marked Exhibit A. Atty Hoopes explained that the original request from the previous owner was not accurate to how many cars the lot can actually hold.

Discussion was held, there's concern that the map submitted shows cars parked right up to the back of the building. The owner explained that this does accurately represent how the cars would be parked.

No one present to speak in favor or opposition to the modification request.

Bob McGarity made a motion to deny the request, without prejudice, to allow revised plan and application to be submitted. Jim Ferguson seconded the motion, and motion passed 3-1.

Jim Ferguson made a motion to take a 10 minute recess at 9:20pm, the motion was seconded by Carl Slusarczyk.

The meeting returned to order at 9:30pm.

4. NIMA ZANGENEH, 264 TAYLOR STREET, seeking a variance from front yard, storage of an RV and surfacing requirements to allow a 31' foot long RV to be stored in front of the house on partial unpaved/graveled area in the R-27 Zoning District.

Nima Zangeneh, 264 Taylor Street, present to speak on his appeal. He and his parents own an RV that is currently parked primarily on gravel in the front of the house. They don't really have any other place for it due to lot topography.

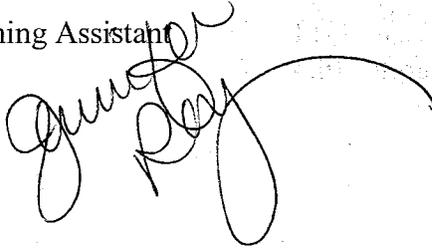
Discussion was held. No one present to speak in favor or opposition of the appeal.

Carl Slusarczyk made a motion to grant the appeal, based on topography, Bob McGarity seconded the motion, and it was approved by unanimous vote.

Next item of business, review of draft minutes for the January 21, 2009 meeting. Carl Slusarczyk made a motion to approve the minutes, Jim Ferguson seconded the motion, and it was approved by unanimous vote.

Bob McGarity made a motion to adjourn, Jim Ferguson seconded, meeting was adjourned at 10:00pm.

Submitted by: Jennifer Roy, Zoning Assistant

A handwritten signature in black ink, appearing to read "Jennifer Roy", with a large, sweeping flourish extending to the right.