TOWN OF VERNON

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OFFICE OF THE
ZONING BOARD OF APPEALS

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DRAFT Minutes November 18, 2009

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

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

Jim Ferguson, Secretary, read the agenda.

1. PRAYOSHA LIQUORS LLC, 10 HYDE AVENUE, seeking a variance from section 17.1.2, separating distances from "Seller to Seller" and "Seller to Public Establishment", to allow a new liquor store in an existing commercial zoning district.

Abraham Ford explained the application, the differences in the distances required "Seller to Seller" and "Seller to Public Establishment".

Elliot Gould, 715 Boylston Street, Boston, MA present to speak on the application. Mr. Gould is the owner of the building. Prayosha is his existing tenant who owns and operates the Subway in the same building. He explains that allowing this business to open will benefit many people; fill empty space, provide more jobs.

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

Mike Murray made a motion to grant the appeal due the hardship of being unable to meet the Town requirements on existing building. Bruce Skivington seconded the motion and the variance was granted by unanimous vote.

2. VERNON GARAGE LLC dba ROUTE 30 AUTO SALES & SERVICE, 447 HARTFORD TURNPIKE, seeking a Special Exception and an approval of location to allow a Used Car Dealership in the Commercial Zoning District.

Abraham Ford explained the application; this property has been before the Board several times, for several issues. This is a new owner of the property who would like to add selling cars to help his business survive.

Abedalhafid Zughol present to speak on his application. His business has been slow, he would like to add selling a few cars at a time to increase business, and help him remain open. Since he has a repair facility there as well, this would go hand in hand with that operation.

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

Mike Murray made a motion to grant the Special Exception, with the stipulation that no more than 10 vehicles maximum held for sale at any one time. Bruce Skivington seconded the motion and the Special Exception was granted by unanimous vote.

Approval of October minutes. Carl Slusarczyk pointed out that the last paragraph regarding Attorney Cummings should be removed. Bruce Skivington made a motion to approve the minutes as corrected. Carl Slusarczyk seconded the motion and the minutes were approved by unanimous vote.

The schedule for 2010 was discussed. Majority of the board agreed on keeping the number of meetings at 11 for the year, skipping the month of July. Also keeping the time at 6:30p.m. A vote was held, and unanimous decision to keep the schedule as is.

Carl Slusarczyk made a motion to adjourn; Jim Ferguson seconded the motion, the meeting adjourned at 7:30p.m.

Submitted by: Jennifer Roy