



OFFICE OF  
ZONING ADMINISTRATION

# TOWN OF VERNON

55 WEST MAIN STREET, VERNON, CT 06066

Tel: (860) 870-3636

Fax: (860) 870-3589

amarchese@vernon-ct.gov

Posted 4/18/22  
*[Signature]*

## AGENDA Zoning Board of Appeals (ZBA)

Meeting Notice  
**Wednesday, April 20th, 2022, 6:30 PM**  
Town Hall  
14 Park Place, 3<sup>rd</sup> Floor  
Council Chambers  
Vernon, CT

RECEIVED  
VERNON TOWN CLERK  
22 APR 12 PM 4:24

### Agenda Items:

1. Call meeting to Order and Roll Call by Chairperson; read opening statement
2. Public Hearing, discussion and vote on the following Applications:

**Application ZBA-2022-01 of the French Social Circle, seeking a Variance of Zoning Regulation section 4.9.1.4 Minimum Rear Yard: 50 feet**, to allow a 14' x 30' shed 36 feet from the Rear Yard boundary line, on the property located at **341 Kelly Road**, located in the Commercial Zone.

**Application ZBA-2022-02 of Vernon Development LLC, seeking a Variance of Zoning Regulation section 12.1.22 Day care centers – (parking requirements)**, to allow 40 parking spaces where 57 parking spaces are required, on the property located at **501 Talcottville Road**, located in the Commercial Zone.

3. Review Draft Minutes of the October 20, 2021 ZBA meeting
4. Other business
5. Adjournment

TOWN OF VERNON  
ZONING BOARD OF APPEALS  
ANDY MARCHESE, ZBA LIAISON

**APPLICATION  
AND  
ATTACHMENTS**

**ZBA-2022-01**

hearing date: 04/20/22



**TOWN OF VERNON**  
**Zoning Board of Appeals**  
55 West Main St  
Vernon, Ct 06066  
(860)870-3636

**Application # ZBA-2022-01**  
**(To be completed by Town Staff)**  
**Application Fee: \$200**  
**State Fee: \$ 60**  
**Total Fee: \$260**

**APPLICATION FOR VARIANCE OR SPECIAL EXCEPTION OF ZONING**  
**REGULATIONS OR APPEAL FROM DECISION OF ZONING ENFORCEMENT OFFICER**

(Please type or print in ink)

**APPLICANT**

Name of Applicant French Social Circle File Date 03-24-2022

Mailing Address 341 Kelly Road Vernon State CT Zip 06066

Phone 860 803 7169 mona Secretary E-Mail mona.Lederc 1966@gmail.com  
802-367 3309

**OWNER**

Name of Owner FSC Building Association

Address 341 Kelly Road Vernon State CT Zip 06066

Phone 860 803 7169 mona E-Mail mona.Lederc 1966@gmail.com  
860 250 3908 Ken Bowie

**REQUEST** (use continuation sheet if needed)

Variance \_\_\_\_\_ of Zoning Regulation Section 4.9.1.4  
(variance, special exception, appeal)

From minimum 50' rear yard

To allow a new storage shed to be located 36' from the rear property  
line. (14' x 30' shed)

**PREMISES**

Address of subject property 341 Kelly Road Zone C

State the particular hardship or unnecessary difficulty that prompts this application:

see attached

**RECEIVED**

**MAR 24 2022**

**Town of Vernon  
Building Dept.**

In addition to variance, special exception or appeal of the zoning regulation, is approval of the lot or premises necessary for state license?

Yes \_\_\_\_\_ No X

**341 Kelly Road:**

**State particular hardship or unnecessary difficulty that prompts this application:**

A Minor Modification to a Site Plan of Development was granted by the Town of Vernon on August 6, 2020. This modification included the permitting of the striping of parking, a new utility pad, an attached walk-in cooler, and a new dumpster pad and enclosure all conforming with the yard setbacks for the commercial zone. In doing so the old dumpster which was located within the side and rear yard setback was removed. The owner of the property is very much in need of storage but due to the lot configuration there is nowhere on this property to install a storage shed that will conform with the zoning setbacks and not obstruct the site drives and traffic patterns. The location of the storage shed was selected to maximize its distance from the rear property line while being in compliance with the side yard setback.

Signature of Applicant ✓ *Mona Leclerc*  
Or Secretary, Mona Leclerc

Application Executed by \_\_\_\_\_  
(Attorney or Authorized Agent)

On behalf of ✓ French Social Circle  
(Applicant)

Subscribed and sworn before me this 24th day of march 20 22.

*Debra J Sterling*  
Notary Public

**DEBRA J. STERLING**  
**NOTARY PUBLIC**  
MY COMMISSION EXPIRES MAR. 31, 2025

\_\_\_\_\_  
Previous action concerning this location – Zoning Board of Appeals



Every application for a variance, special exception or appeal, shall include the following information and exhibits (if applicable):

Eight copies of site plan drawn to scale not to exceed twenty (20) feet to one inch, prepared by a registered engineer, architect or land surveyor, embossed and signed with the raised letter seal and should include the following: (Omission of any component may slow the application process)

1. Property boundaries (existing and proposed) and their dimensions.
2. Location of all structures (existing and proposed) and the distances between adjacent structures.
3. Dimensions of all yards and setbacks.
4. Location of all streets, driveways and entrances (existing and proposed) and their dimensions.
5. Location of all parking areas and parking stalls (each stall shall be numbered sequentially, and each stall to be not less than 9' x 17')
6. Location and dimensions of all off-street loading areas.
7. Location, size and amount of usable open space.
8. Location and dimensions of all easements, rights-of-way, conduits and the like.
9. Percentage of lot area to be covered by proposed structures, i.e., lot coverage.
10. Location, type and size of all signs.
11. Height of proposed structures.
12. Zoning District designation, north arrow and graphic scale.

OMISSION OF ANY OF THE ABOVE MAY RESULT IN DENIAL OF AN APPLICATION

Each application shall contain the following table of information:

ZONING INFORMATION		
ZONING	REQUIRED	PROPOSED
USE		
BUILDING AREA (FOOTPRINT)		
LOT AREA		
FRONT YARD		
REAR YARD		
SIDE YARD		
HEIGHT		
PARKING SPACES		
*DENOTES NON-CONFORMING		

**\*\*To be completed by Town Staff\*\***

**ACTION OF THE BOARD**  
**At meeting held on**

\_\_\_\_\_

**GRANTED**

**DENIED**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CONDITIONS**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**HARDSHIP**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## **VARIANCES**

Connecticut General Statutes, Section 8-6(3) gives statutory authority to the Zoning Board of Appeals to vary the application of zoning regulations provided that the variance is in harmony with the general purpose of the regulations and with due consideration for conserving public health, safety, convenience, welfare and property values. A variance may be granted to the parcel of land, where there are conditions which specifically affect the parcel but do not generally affect the zoning district, and where a literal enforcement of the zoning regulations would result in the unusual hardship, so that, by granting the variance, substantial justice will be done, and the public safety and welfare secured.

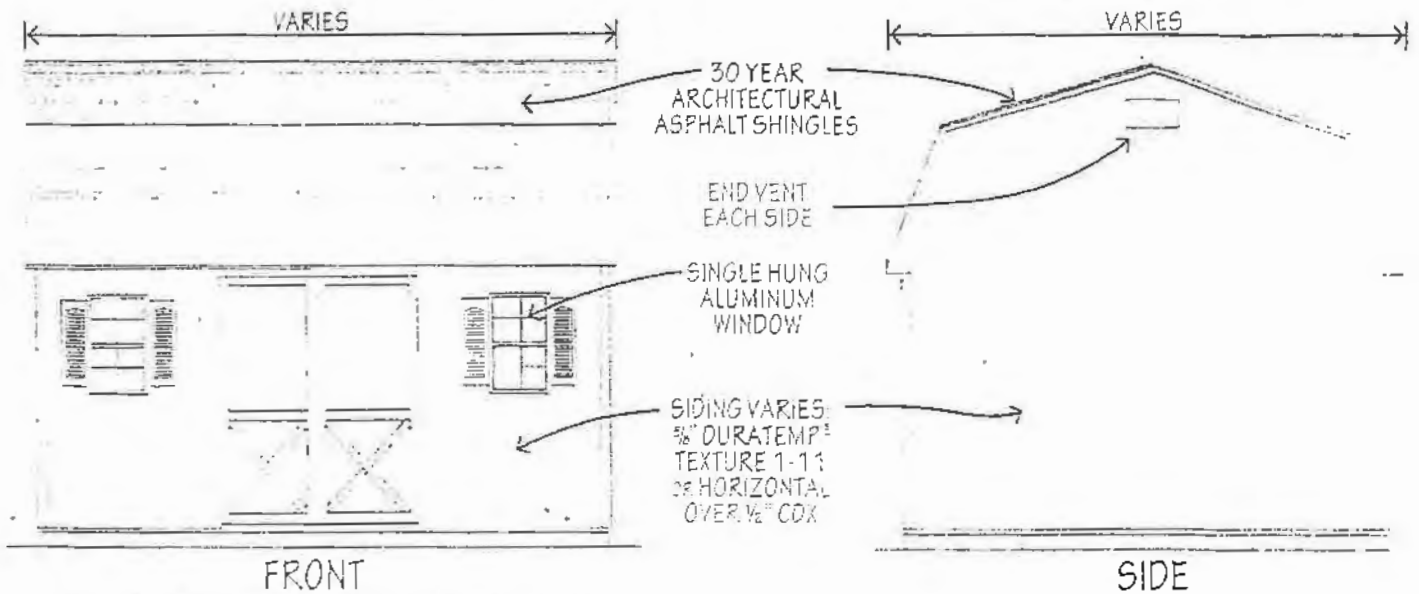
A variance is an authorization obtained from the Zoning Board of Appeals to use property in a manner otherwise forbidden by the zoning regulations. For a variance to be granted, the Board must find that:

- The variance must be shown to not substantially affect the comprehensive zoning plan
- Adherence to the strict letter of the zoning ordinance would cause unusual hardship
- Economic hardship such as financial loss is not the sole hardship claim
- The hardship is not self-created
- The hardship is unique to the subject property and different from other properties in the same zoning district.

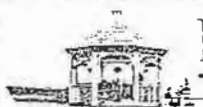
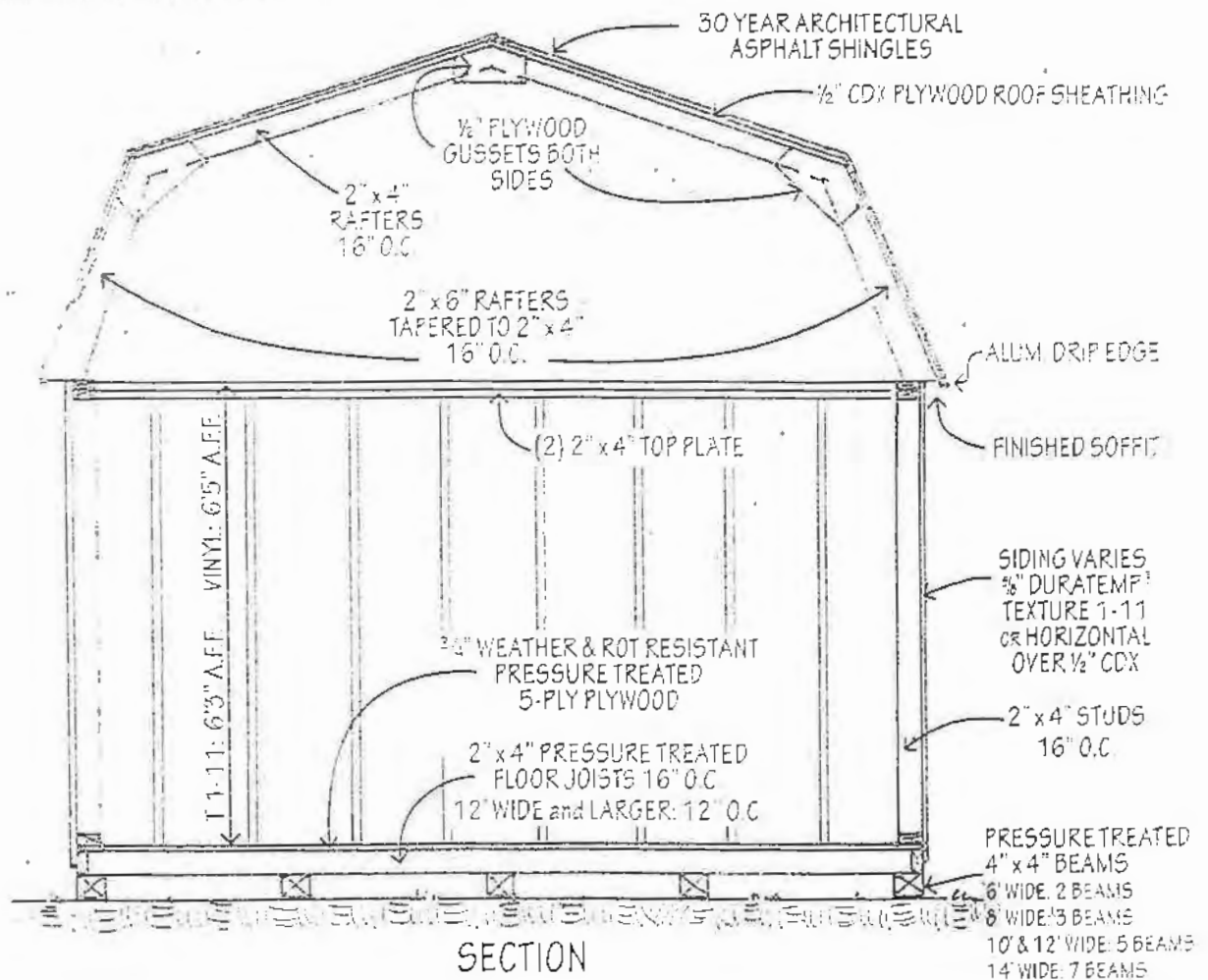




# Dutch Colonial Storage Building



\*shown with standard double doors and standard windows



## KLOTER FARMS

[www.KloterFarms.com](http://www.KloterFarms.com)

860-871-1048 800-289-3463 Fax: 871-1117  
216 West Road (Rte S3), Ellington, CT 06029

### NOTES:

Building Code - conforms to  
2018 International Residential  
Code table R301.5

Designed to resist wind gust of  
130 MPH for 3 seconds  
Design wind force - 34psf  
Design snow load - 40 psf  
Design floor load - 100 psf



216 West Road (Route 83)  
 Ellington, CT 06029  
 860-871-1048 (Fax) 860-871-1117  
 www.kloterfarms.com

PO #:  
 Order Date:  
 Due Date:

**Order Number: 167604**

Page: Page 1 of 1

Customer P.O. Number:  
 Order Date: 2/5/22  
 Scheduled Delivery Date: 4/6/22  
 Est. Customer Pickup Date:  
 Customer Pickup Status: NA  
 Doors On: Toward Cab  
 Salesperson: JACK L.

Deliver To: Stosh Marholin  
 341 Kelly Road  
 Vernon Rockville, CT 06066

Kenneth Bowie

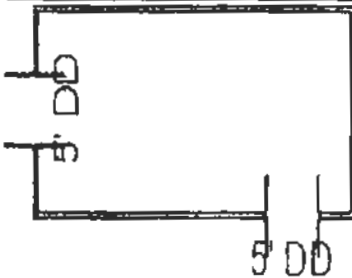
Mailing Address: (If Different)

Phone: (860) 250-3908 Ext. 0000

Phone: (860) 436-7109 Ext. 0000

Phone: () - Ext.

Qty	Description	Unit Price	Discount	Extended Price
1	14x30 T-111 Dutch Colonial Storage Building	\$16,345.00	\$3,269.00	\$13,076.00
1	Buckskin DuraTemp® T-111 Siding (3347)			
1	White Trim			
1	PermaTrim Corners			
1	No Shutters-Boxed Trim			
420	Dual Brown 30 Year Architectural Shingles			
1	Credit For No Windows	-\$25.00	-\$3.75	-\$21.25
1	Standard Double Door Standard Location			
1	Extra Double Door	\$360.00	\$54.00	\$306.00
1	Heavy Duty Floor - 12" O.C			
1	"Warehouse Sale" 1/24/22--2/5/22			
1	3/4" Crushed Stone Pad (includes up to 6" of leveling)	\$1,165.00		\$1,165.00
<b>TOTALS:</b>			<b>\$3,319.25</b>	<b>\$14,525.75</b>



NOTES:

Orders Quotes - Quotes are based on the current sale price. A 25% refundable deposit will hold the current price for 15 days. A 50% deposit is required to set a delivery date. Changes can be made up until the point where a delivery date has been set. Once the delivery date has been set, construction will begin, and no additional changes can be made. All TBD items must be defined before a delivery date is set. A restocking fee may apply up to the full amount of the deposit, if a building is cancelled once construction has begun.

Site Built Projects - A \$500.00 deposit is required to generate an initial site visit by one of our Project Managers. The customer needs to talk to their Zoning department prior to that visit to be aware of any town imposed restrictions or limitations. Additional deposits for drawings and a typical payment schedule will be discussed during the site visit. Site built garages are typically a 4-6 month process. Prices can change due to unusual market conditions. Our project manager will review that possibility on his visit.

CUSTOMER AGREES WITH THIS ORDER AS WRITTEN AND ASSUMES FULL RESPONSIBILITY FOR THEIR PROPERTY DURING DELIVERY. NO CHANGES CAN BE MADE TO THIS ORDER ONCE A DELIVERY DATE IS SET.

#### CUSTOMER APPROVAL

Thank you for Choosing Kloter Farms

Delivery Charge	\$0.00
Subtotal	\$14,525.75
Sales Tax-CT	\$922.39
Customer Letter	\$0.00
Wide Load Permits	\$25.00
<b>TOTAL</b>	<b>\$15,473.14</b>
Deposit 2/5/2022 Check #1025	\$-7,736.00
Balance Due	\$7,737.14
Deposit	
Balance Due	
Deposit	
Balance Due	
Deposit	
Balance Due	
Deposit	
Balance Due	

Payment Info: POD

STATE OF CONNECTICUT  
DEPARTMENT OF CONSUMER PROTECTION

450 Columbus Boulevard ♦ Hartford Connecticut 06103

Attached is your Home Improvement Contractor registration. This registration is not transferable. The Department of Consumer Protection must be notified of any changes to your registration within thirty (30) days of such change. Questions regarding this registration can be emailed to the License Services Division at [dep.license@services.ct.gov](mailto:dep.license@services.ct.gov).

In an effort to be more efficient and Go Green, the department asks that you keep your email information with our office current to receive correspondence. You can access your account at [www.ctlicense.ct.gov](http://www.ctlicense.ct.gov) to verify, add or change your email or address.

Visit our web site at [www.ct.gov/dep](http://www.ct.gov/dep) to verify registrations, obtain applications and the booklet for The Connecticut Contractor for Home Improvement and New Home Construction.

KLOTER FARMS INC  
PO Box 440  
Ellington, CT 06029

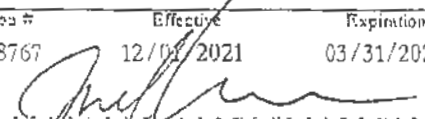
STATE OF CONNECTICUT

DEPARTMENT OF CONSUMER PROTECTION

HOME IMPROVEMENT CONTRACTOR

KLOTER FARMS INC  
216 WEST RD  
ELLINGTON, CT 06029

Registration #	Effective	Expiration
HIC.0618767	12/01/2021	03/31/2023

SIGNED 

STATE OF CONNECTICUT ♦ DEPARTMENT OF CONSUMER PROTECTION

Be it known that

KLOTER FARMS INC  
216 WEST RD  
ELLINGTON, CT 06029

has satisfied the qualifications required by law and is hereby registered as a

HOME IMPROVEMENT CONTRACTOR

Registration # HIC.0618767

Effective: 12/01/2021  
Expiration: 03/31/2023

  
Michelle Seagull, Commissioner



# CERTIFICATE OF LIABILITY INSURANCE

KLOTE-2 OP ID: JODI

DATE (MM/DD/YYYY)

10/25/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Dowding, Moriarty & Dimock Inc 139 Union Street Rockville, CT 06066 ED GIZA	CONTACT NAME: Jodi Sakal PHONE (A/C, No, Ext): 860-875-2523 FAX (A/C, No): 860-875-0921 E-MAIL: jsakal@dmdinsurance.com ADDRESS: [blank] INSURER(S) AFFORDING COVERAGE INSURER A: THE HARTFORD INSURER B: Central Insurance Company INSURER C: INSURER D: INSURER E: INSURER F:
INSURED Kloter Farms, Inc. Country Warehouse, LLC ATIMA 216 West Road Ellington, CT 06029	NAIC #

COVERAGE	CERTIFICATE NUMBER:	REVISION NUMBER:																																										
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.																																												
<table border="1"><thead><tr><th>INSP LTR</th><th>TYPE OF INSURANCE</th><th>ADDL SUBR INSR WVO</th><th>POLICY NUMBER</th><th>POLICY EFF (MM/DD/YYYY)</th><th>POLICY EXP (MM/DD/YYYY)</th><th>LIMITS</th></tr></thead><tbody><tr><td>B</td><td>GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> GEN'L AGGREGATE LIMIT APPLIES PER POLICY <input type="checkbox"/> PRO <input type="checkbox"/> LOC</td><td></td><td>8694976</td><td>10/24/2021</td><td>10/24/2022</td><td>EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL &amp; ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/PROP AGG \$ 2,000,000</td></tr><tr><td>B</td><td>AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO ALL OWNED AUTOS <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS</td><td></td><td>8694977-10</td><td>10/24/2021</td><td>10/24/2022</td><td>COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (PER ACCIDENT) \$</td></tr><tr><td>B</td><td>UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION \$</td><td></td><td>8694978-10</td><td>10/24/2021</td><td>10/24/2022</td><td>EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000</td></tr><tr><td>A</td><td>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below</td><td>Y/N <input type="checkbox"/> N/A</td><td>02WECAN5GGW</td><td>10/24/2021</td><td>10/24/2022</td><td><input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER EL EACH ACCIDENT \$ 1,000,000 EL DISEASE - EA EMPLOYEE \$ 1,000,000 EL DISEASE - POLICY LIMIT \$ 1,000,000</td></tr><tr><td>B</td><td>Property</td><td></td><td>8694976-10</td><td>10/24/2021</td><td>10/24/2022</td><td>Blanket Property 9,647,000</td></tr></tbody></table>	INSP LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVO	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	B	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> GEN'L AGGREGATE LIMIT APPLIES PER POLICY <input type="checkbox"/> PRO <input type="checkbox"/> LOC		8694976	10/24/2021	10/24/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/PROP AGG \$ 2,000,000	B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO ALL OWNED AUTOS <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS		8694977-10	10/24/2021	10/24/2022	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (PER ACCIDENT) \$	B	UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION \$		8694978-10	10/24/2021	10/24/2022	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000	A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/> N/A	02WECAN5GGW	10/24/2021	10/24/2022	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER EL EACH ACCIDENT \$ 1,000,000 EL DISEASE - EA EMPLOYEE \$ 1,000,000 EL DISEASE - POLICY LIMIT \$ 1,000,000	B	Property		8694976-10	10/24/2021	10/24/2022	Blanket Property 9,647,000		
INSP LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVO	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS																																						
B	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> GEN'L AGGREGATE LIMIT APPLIES PER POLICY <input type="checkbox"/> PRO <input type="checkbox"/> LOC		8694976	10/24/2021	10/24/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/PROP AGG \$ 2,000,000																																						
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO ALL OWNED AUTOS <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS		8694977-10	10/24/2021	10/24/2022	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (PER ACCIDENT) \$																																						
B	UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION \$		8694978-10	10/24/2021	10/24/2022	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000																																						
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/> N/A	02WECAN5GGW	10/24/2021	10/24/2022	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER EL EACH ACCIDENT \$ 1,000,000 EL DISEASE - EA EMPLOYEE \$ 1,000,000 EL DISEASE - POLICY LIMIT \$ 1,000,000																																						
B	Property		8694976-10	10/24/2021	10/24/2022	Blanket Property 9,647,000																																						

DESCRIPTION OF OPERATIONS - LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Evidence of Insurance

CERTIFICATE HOLDER Kloter Farms, Inc Evidence of Insurance	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Jodi Sakal</i>
--	--

© 1988-2010 ACORD CORPORATION. All rights reserved.

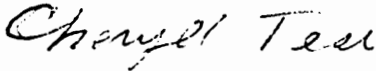
Cheryll Tesi  
343 Kelly Road  
Vernon, CT 06066

March 12, 2022

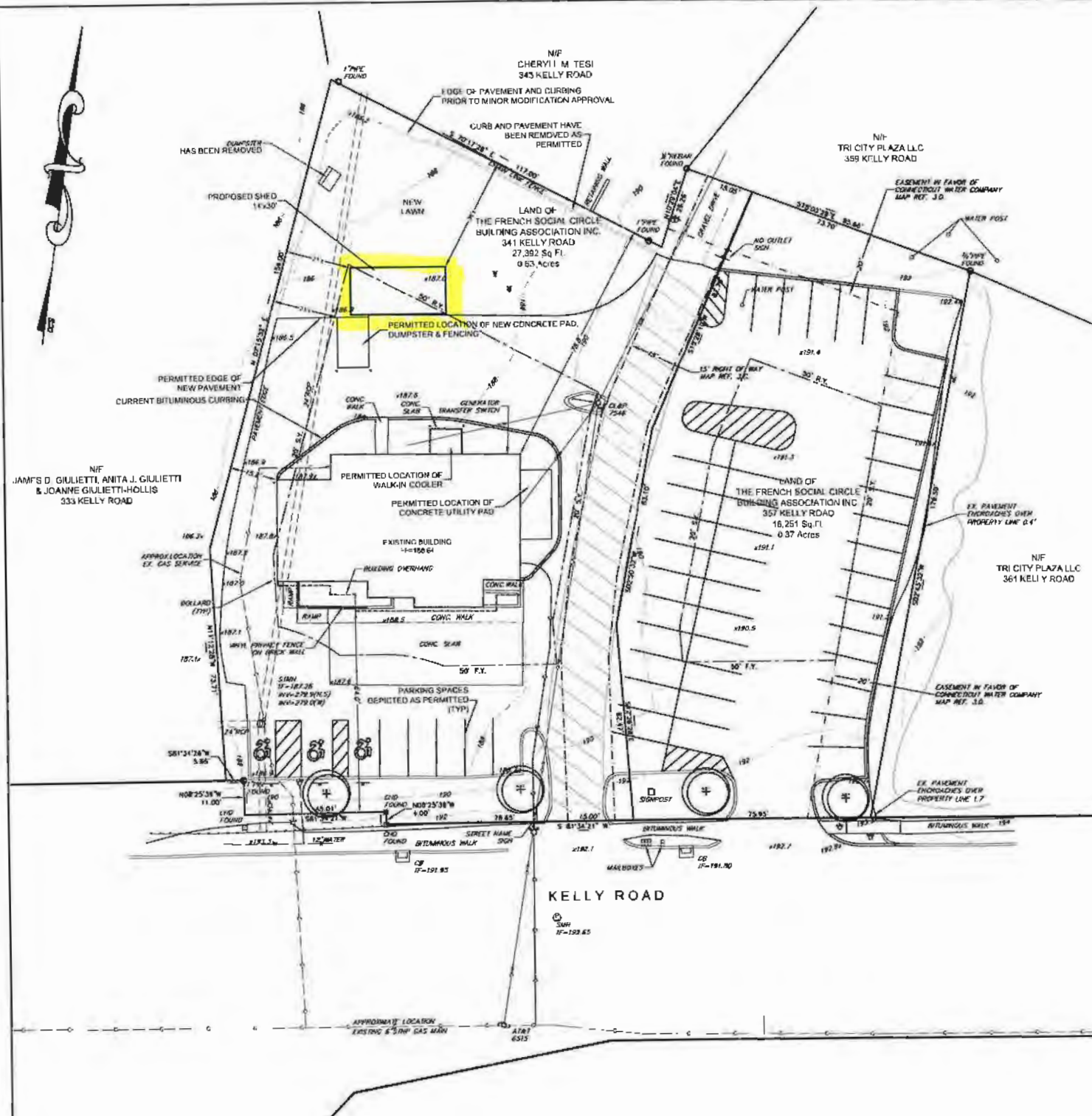
To Whom it may concern:

This is my written consent for the French Social Circle to be able to place their new shed from Kloter Farms within the 50 foot easement of my property line.

Sincerely,

  
Cheryll Tesi





#### Planting Specifications

Symbol	Code	Name/ Scientific Name	Quantity	Size
TREES:				
	ACER	ACER X FREEMANII 'JEFFERSRED' / AUTUMN BLAZE MAPLE	4	3 - 3 1/2" CALIPER

I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

*Eric H. Peterson*  
ERIC H. PETERSON  
L.S. 23430  
REGISTRATION NO.



## TOWN OF VERNON

30 WEST MAIN STREET, VERNON, CT 06066  
(860) 870-3480  
gpc@vernon-ct.gov

August 6, 2020

April Terrell  
President, French Social Circle Building Association  
PO Box 280921  
East Hartford, CT 06128

Re: Minor Modification of Site Plan at 341 Kelly Rd.

Dear Ms. Terrell:

We received your application on July 20, 2020, requesting approval of a minor modification to the site plan previously related to the "Free Spirit" and identified on a site plan dated June 28, 1994.

Your request for modification is as follows:

- Minor widening and resurfacing the parking lot and curbing
- Creation of expanded lawn area
- Concrete pad addition
- Minor landscaping additions

We, the undersigned, approve this minor modification because the improvements will not adversely affect the public health or safety; the changes will not have an adverse effect on the surrounding properties; the design represents certain pre-existing, legal, non-conforming conditions; and the overall changes are minor in nature. This decision was made in accordance with the application dated June 9, 2020 and the following plans:

Modification to Site Plan (Sheet 1 of 1)  
Land of the French Social Circle Building Association Inc.  
Prepared by Christopher & Peterson Associates, LLC  
June 30, 2020, revised August 4, 2020

A copy of this letter shall be placed on 2 duly dated mylar copies of the approved site plan referenced above with one copy being filed with the Town Clerk and one in the Planning Office.

Sincerely,

*George K. McGraw*  
George K. McGraw  
Town Planner

*Steve Pratico*  
Steve Pratico  
Building Official

*David Smith*  
David Smith  
Town Engineer

File: HM 3000-03  
Minor Modification

#### NOTES:

- THIS SURVEY AND MAP HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20. "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT". THIS IS AN IMPROVEMENT LOCATION SURVEY AND A DEPENDANT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS 1-2.
- BEARINGS DEPICTED ON THIS PLAN ARE BASED ON THE 1983 NORTH AMERICAN DATUM (NAD 83/88) BASED ON THE PUBLISHED COORDINATES OF RANDOM MONUMENTS A3086 & A3078. ELEVATIONS DEPICTED ON THIS PLAN ARE BASED ON THE PLAN REFERENCED IN NOTE 3.A.
- REFERENCE IS MADE TO THE FOLLOWING MAPS:  
A. "SITE PLAN FREE SPIRIT KELLY ROAD VERNON CONNECTICUT" BY TARBELL, HEINTZ & ASSOC., INC. DATE: 8-28-94, REVISED: 6-18-94 SHEET 1 OF 1.  
B. "CONNECTICUT DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP TOWN OF VERNON INTERSTATE 84 FROM THE MANCHESTER TOWN LINE EASTERLY TO THE TOLLAND TOWN LINE" ROBERT W. GUSALA CHIEF ENGINEER, DATE: AUGUST 15, 1991, NO. 148-10 SHEET 2 OF 14.  
C. "PLAN SHOWING 15' WIDE RIGHT OF WAY OVER LAND OF ALVIN R. GOODIN & BARBARA FAZZINO VERNON, CONNECTICUT" BY EVERETT D. GARDNER & ASSOC. DATE: OCTOBER 18, 1977, MAP NO. 3898.  
D. "MAP SHOWING LOCATION OF CONNECTICUT WATER COMPANY EASEMENT ACROSS THE LAND OF WILLIAM G. KELLER JR. & FRED J. CAFFARELLI KELLY RR, VERNON, CONNECTICUT" BY AR LOMBARDI ASSOCIATES, INC. DATE: AUG. 1993.
- THIS PARCEL AND ADJUTING PARCELS ARE LOCATED IN THE COMMERCIAL (C) ZONE.
- PARCEL IS SERVED BY PUBLIC WATER AND SANITARY SEWER.
- THIS PARCEL IS LOCATED WITHIN THE STRATIFIED DRIFT AQUIFER PRIMARY RECHARGE AREA AS DEPICTED ON "UNCONSOLIDATED AQUIFERS, AQUIFER MANAGEMENT STUDY, TOWN OF VERNON, CT AUGUST 1992".
- UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND OTHER DATA SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES, GOVERNMENTAL AGENCIES AND/OR OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO GARDNER & PETERSON ASSOCIATES, LLC. THE EXISTENCE, SIZE AND LOCATION OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

#### ZONING TABLE:

ZONE:	COMMERCIAL ZONE (C)	REAR YARD:	EXISTING	PROPOSED
REAR YARD:	50 FT	50 FT	61.9 FT (DUMPSTER)	38 FT (SHED)
SIDE YARD:	20 FT	20 FT	15.2 FT (BUILDING)	21 FT (SHED)

#### LEGEND:

PROPERTY LINE	
IRON PIPE FOUND	
CONCRETE MONUMENT FOUND	
EX. EASEMENT	
ZONING SETBACK	
UTILITY POLE	
OVERHEAD WIRES	
SGN	
ELEVATION CONTOUR	
EXISTING ELEVATION	
EX. MONITOR WELL	
EX. GAS/PROPANE SERVICE	
EX. WATER SERVICE	
EX. CATCH BASIN	
EX. STORM MANHOLE	
EX. STORM DRAIN	
EX. TIE LINE	

### IMPROVEMENT LOCATION SURVEY MODIFICATION TO SITE PLAN LAND OF THE FRENCH SOCIAL CIRCLE BUILDING ASSOCIATION INC. 341 & 357 KELLY ROAD VERNON, CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC

178 HARTFORD TURNPIKE

TOLLAND, CONNECTICUT

#### REVISIONS

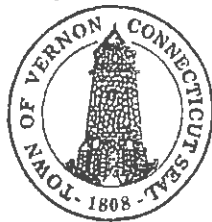
08/04/2020  
08/07/2020 APPROVAL  
08/31/2020 GAS  
03/21/2022 29A APPLICATION

PROFESSIONAL ENGINEERS	LAND SURVEYORS
SCALE	DATE
1"=20'	06-30-2020
BY E.R.P.	SHEET NO. 1 OF 1
	MAP NO. 3898 A

**APPLICATION  
AND  
ATTACHMENTS**

**ZBA-2022-02**





hearing date: 04/20/22

**TOWN OF VERNON**  
Zoning Board of Appeals  
55 West Main St  
Vernon, Ct 06066  
(860)870-3636

**Application # ZBA-2022-02**  
(To be completed by Town Staff)  
Application Fee: \$200  
State Fee: \$60  
Total Fee: \$260

**APPLICATION FOR VARIANCE OR SPECIAL EXCEPTION OF ZONING REGULATIONS OR APPEAL FROM DECISION OF ZONING ENFORCEMENT OFFICER**

(Please type or print in ink)

**APPLICANT** Vernon Development LLC  
Name of Applicant Attn. Eric Spungin File Date 3-28-22  
Mailing Address 56 East Main St, Avon State CT Zip 06001  
Phone 860-677-5607 E-Mail espungin@hotmail.com  
(Please copy Tim Coon w/ all correspondence tcoon@jtrusso.com)

**OWNER**  
\*Name of Owner James Basile \*(501 Talcottville Road LLC)  
Address 43 Ridgecrest Lane, Bristol State CT Zip 06010-2910  
Phone 860-202-9540 E-Mail basile.enterprises@comcast.net

**REQUEST** (use continuation sheet if needed)

Variance of Zoning Regulation Section 12.1.22  
(variance, special exception, appeal) Parking Requirement  
From Parking requirement of 57 spaces  
To allow 40 spaces

**PREMISES**

Address of subject property 501 Talcottville Rd Zone C

State the particular hardship or unnecessary difficulty that prompts this application:

See attached Cover Letter

**RECEIVED**

**MAR 28 2022**

Town of Vernon  
Building Dept.

In addition to variance, special exception or appeal of the zoning regulation, is approval of the lot or premises necessary for state license?

Yes        No X

Signature of Applicant \_\_\_\_\_

Or

Application Executed by *Timothy A. Coon*  
(Attorney or Authorized Agent)

On behalf of Vernon Development LLC  
(Applicant)

Subscribed and sworn before me this 25 day of MARCH 20 22.

*Lee A. Fitzgerald*  
Notary Public EX. 4-30-24  
LEE A. FITZGERALD

---

Previous action concerning this location – Zoning Board of Appeals

Every application for a variance, special exception or appeal, shall include the following information and exhibits (if applicable):

Eight copies of site plan drawn to scale not to exceed twenty (20) feet to one inch, prepared by a registered engineer, architect or land surveyor, embossed and signed with the raised letter seal and should include the following: (Omission of any component may slow the application process)

1. Property boundaries (existing and proposed) and their dimensions.
2. Location of all structures (existing and proposed) and the distances between adjacent structures.
3. Dimensions of all yards and setbacks.
4. Location of all streets, driveways and entrances (existing and proposed) and their dimensions.
5. Location of all parking areas and parking stalls (each stall shall be numbered sequentially, and each stall to be not less than 9' x 17')
6. Location and dimensions of all off-street loading areas.
7. Location, size and amount of usable open space.
8. Location and dimensions of all easements, rights-of-way, conduits and the like.
9. Percentage of lot area to be covered by proposed structures, i.e., lot coverage.
10. Location, type and size of all signs.
11. Height of proposed structures.
12. Zoning District designation, north arrow and graphic scale.

OMISSION OF ANY OF THE ABOVE MAY RESULT IN DENIAL OF AN APPLICATION

Each application shall contain the following table of information:

ZONING INFORMATION		
ZONING	REQUIRED	PROPOSED
USE		
BUILDING AREA (FOOTPRINT)		
LOT AREA		
FRONT YARD		
REAR YARD		
SIDE YARD		
HEIGHT		
PARKING SPACES		
*DENOTES NON-CONFORMING		

**\*\*To be completed by Town Staff\*\***

**ACTION OF THE BOARD**  
At meeting held on

\_\_\_\_\_

**GRANTED**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**DENIED**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CONDITIONS**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**HARDSHIP**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## VARIANCES

Connecticut General Statutes, Section 8-6(3) gives statutory authority to the Zoning Board of Appeals to vary the application of zoning regulations provided that the variance is in harmony with the general purpose of the regulations and with due consideration for conserving public health, safety, convenience, welfare and property values. A variance may be granted to the parcel of land, where there are conditions which specifically affect the parcel but do not generally affect the zoning district, and where a literal enforcement of the zoning regulations would result in the unusual hardship, so that, by granting the variance, substantial justice will be done, and the public safety and welfare secured.

A variance is an authorization obtained from the Zoning Board of Appeals to use property in a manner otherwise forbidden by the zoning regulations. For a variance to be granted, the Board must find that:

- The variance must be shown to not substantially affect the comprehensive zoning plan
- Adherence to the strict letter of the zoning ordinance would cause unusual hardship
- Economic hardship such as financial loss is not the sole hardship claim
- The hardship is not self-created
- The hardship is unique to the subject property and different from other properties in the same zoning district.



March 25, 2022

Vernon Zoning Board of Appeals  
55 West Main Street  
Vernon, CT 06066

Re: Request for a Variance  
The Learning Experience (TLE)  
501 Talcottville Road, Vernon

Dear Commissioners,

On behalf of the Vernon Development LLC, I am pleased to submit the attached application for a Variance associated with the proposed development of The Learning Experience (TLE) Academy of Early Education at 501 Talcottville Road in Vernon, Connecticut. The proposed TLE development will involve the construction of a 10,000 square foot building, 5,000 square foot playground and associated parking. Specifically, we are requesting a variance from the parking requirement (Section 12.1.22) to allow 40 spaces where 57 spaces are required. A Variance Plan demonstrating the proposed development with the 40 spaces is attached. The calculation to determine the 57 required parking spaces is provided on the plan.

The hardship related to this variance request is associated with the extensive presence of wetlands at the site. The wetlands at the site have been delineated by REMA Ecological Services. The wetland flags were surveyed and the limits of the wetland adjacent to the proposed development are shown on the attached plans. An application for a wetland permit was submitted to the Vernon Inland Wetland Commission (IWC) and presented with the initial Site Plans at their meeting on February 22, 2022. A copy of the Grading Plan associated with the initial Site Plan set is attached. At the meeting, the IWC expressed concerns regarding the proximity of the development to the wetlands and the meeting was continued. Subsequently, the plans have been revised in an attempt to address the IWC's concerns. The revision involves the elimination of parking spaces to allow for the development to be shifted away from the wetland to provide additional buffer and protection of the wetlands. However, the elimination of the parking spaces requires a variance.

It should be noted that the reduced number of parking spaces is sufficient for the TLE development. TLE is a national childcare provider with facilities all over the country. Based on their experience at these facilities they have been able to determine the traffic patterns and need for parking. Attached is a copy of Operational Description prepared by TLE. This description provides a detailed breakdown of the traffic experienced and concludes that 40 spaces is typically all that is required to accommodate the facility. The 57 required parking spaces determined in accordance with Section 12.1.22 of the Vernon Zoning regulations is excessive and unnecessary.

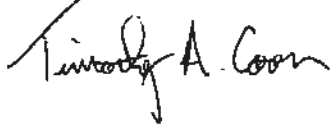
Granting of the Variance will also result in an overall reduction in impervious area and runoff. This is consistent with the Town's Low Impact Development Stormwater Quality Manual which advocates the reduction of impervious areas whenever possible.

In summary, a variance from the parking requirement is being requested to address the hardship of extensive wetlands at the site. Without the variance, the proximity of the development to the wetlands

could prohibit TLE's development of the site. If granted, the variance will allow for the development to be shifted to provide an additional buffer and protection of the wetlands. It would also provide the benefit of eliminating unnecessary impervious coverage and runoff.

If there are any questions, or you require further information, please call me at (860) 623-0569.

Very truly yours,

A handwritten signature in black ink that reads "Timothy A. Coon". The signature is written in a cursive style with a large, stylized 'T' and 'C'.

Timothy A. Coon, P.E.  
J.R. Russo & Associates, LLC

Attachments

cc: Eric Spungin

## Operational Description

The following is information regarding The Learning Experience and our operations. If you have any questions, please contact us.

The Learning Experience® (TLE), has child development centers throughout the United States. Our secure centers offer premier child care to children ages six weeks to five years: infants - toddlers - twaddlers - preppers - preschoolers - pre K - kindergarten and after school care for children up to eight years of age at most of our centers.

The Learning Experience® is not just a daycare facility but also a complete child development center. We welcome you to visit any one of our dynamic and fun environments to see for yourself why TLE is different ... how committed we are to quality care and intellectual child development education of our children.

You want the best for our children... so do we! Our Charlie Choo Choo® Enrichment Programs: Marvelous Math®, Start to Art®, Suddenly Science®, Movin' n Groovin'®, Dancing Feet®, Music 4 Me® and Talent Sprouts® introduces children to the performing arts through a variety of activities involving all aspects of performance.

The Learning Experience® believes that each child deserves to grow and learn at his or her own pace. Our diverse curriculum includes: L.E.A.P® 1, L.E.A.P® 2, Little Learners™ and Fun with Phonics®. Our responsibility is to establish a strong foundation for your child in a fun and exciting environment.

TLE is one of the most comprehensive franchise business opportunities in child care today. It is one of the few childcare operators in the country where management has direct hands on experience with the day to day operations of the business. Following is some specific information regarding our Operations:

### Hours of Operation

- 6:30am-6:30pm (12 hours per day)
- Activities on nights & weekends (Open Houses, parties, etc.)

### Size of the building

- 10,000 square ft. building typical

### Size of playground

- 5,000 square ft. typical
- 8,000 square ft. (AZ)
- 13,500 – 13,875 square ft. (CA)

### Overall average enrollment

- 80% Occupancy

**learn. play. grow.**



Capacity of the center

- 180-185 children

Children Diapered/Potty Trained

- Average center: 40 children diapered, 38 children potty training, 105 children non-diapered

Part time children attendance

- Typical center has 25% part time children

Part time schedules

- Schedules vary (am students to pm students, 1-5 day schedules)

Families with siblings

- Approximately 20% have 1 or more siblings that will attend

Absenteeism rate

- Approximately 8% - 12%

Number of employees

- Approximately 24 staff at any one time total for an 10,000 square foot building, typical
- 30% Part Time (7 of the 24 employees)

Number of parking spots

- 40 parking spots typically required

Traffic

- Each parent parks their vehicle within the TLE parking area and brings their child into the center, checks them in at the reception counter, and then brings their child to their designated classroom. The reverse of this occurs at pick up as well. This averages from 5 minutes to 8 minutes.
- During drop off (average 5 minutes) generally between 6:30 am to 9:30 am
- During pick up (average 8 minutes) generally between 4:00 pm to 6:30 pm

**Outline of Estimated Traffic**

Traffic during drop off (average 5 minutes):

- 6:30am-7:00am (11 children)
- 7:00am-7:30am (28 children)
- 7:30am-8:00am (43 children)
- 8:00am-8:30am (43 children)
- 8:30am-9:00am (29 children)
- 9:00am-9:30am (29 children)

Calculations based on a center with the capacity of 183

Traffic during pick up (average 8 minutes):

- 3:30pm-4:00pm (11 children)
- 4:00pm-4:30pm (28 children)
- 4:30pm-5:00pm (43 children)
- 5:00pm-5:30pm (43 children)
- 5:30pm-6:00pm (29 children)
- 6:00pm-6:30pm (29 children)

Calculations based on a center with the capacity of 183

**FROM OUR PARENT HANDBOOK:**

**DROP-OFF AND PICK-UP POLICIES**

From the moment your child arrives until he or she is picked up at the end of the day, your child's safety is our foremost concern. No child shall ever be left unsupervised. Our center is equipped with an intercom/telephone in each classroom for emergency use.

Procedures for arrivals and departures are designed to ensure the safety and well-being of everyone at the center. Your cooperation in complying with the following procedures is appreciated:

Parents are to use only the front door for entering and exiting.

**Never hold the door open for anyone.** Each authorized individual receives a key fob that he/she must use to obtain entry into the building.

Children must be walked into the building by a parent or authorized guardian and placed with their assigned center *staff member*. Never leave a child outside the building to walk in alone or allow him or her to walk in accompanied solely by another child.

Parents must complete the electronic sign-in and sign-out process as well as the manual sign-in sheet on a daily basis and any applicable forms requested by the center (e.g., medication, Communication Form). **All completed forms must be placed in the Lucite bins provided in the reception area.**

When picking up your child, be certain that a TLE® staff member(s) in charge of your child's care acknowledges that your child is leaving the building, and remember to electronically and manually sign out. *\*A manual sign in/out is a state requirement.\**

### **SAFETY AND SECURITY**

The Learning Experience® has instituted security systems as an effective means of protecting our children. This may include:

- Gates and fences surrounding the property with alarms on gates.
- Special lock at entrance with limited access.
- Motion detectors in unused parts of the building.
- Cameras throughout the center for the purpose of monitoring a secure environment and for observation by both administration and parents.
- Windows allow the parent the opportunity to view the child's activities without disturbing the integrity of the classroom environment.

### **RELEASE OF CHILDREN**

Security fobs are issued to each authorized person who will be routinely dropping off and picking up your child. Please do not give or exchange your fob with anyone since each fob has its own PIN number, identifying you in the computer system. It is imperative for security purposes that the center is aware of each person coming or going.

### **THERE IS A \$10 CHARGE FOR REPLACING AN ELECTRONIC FOB.**

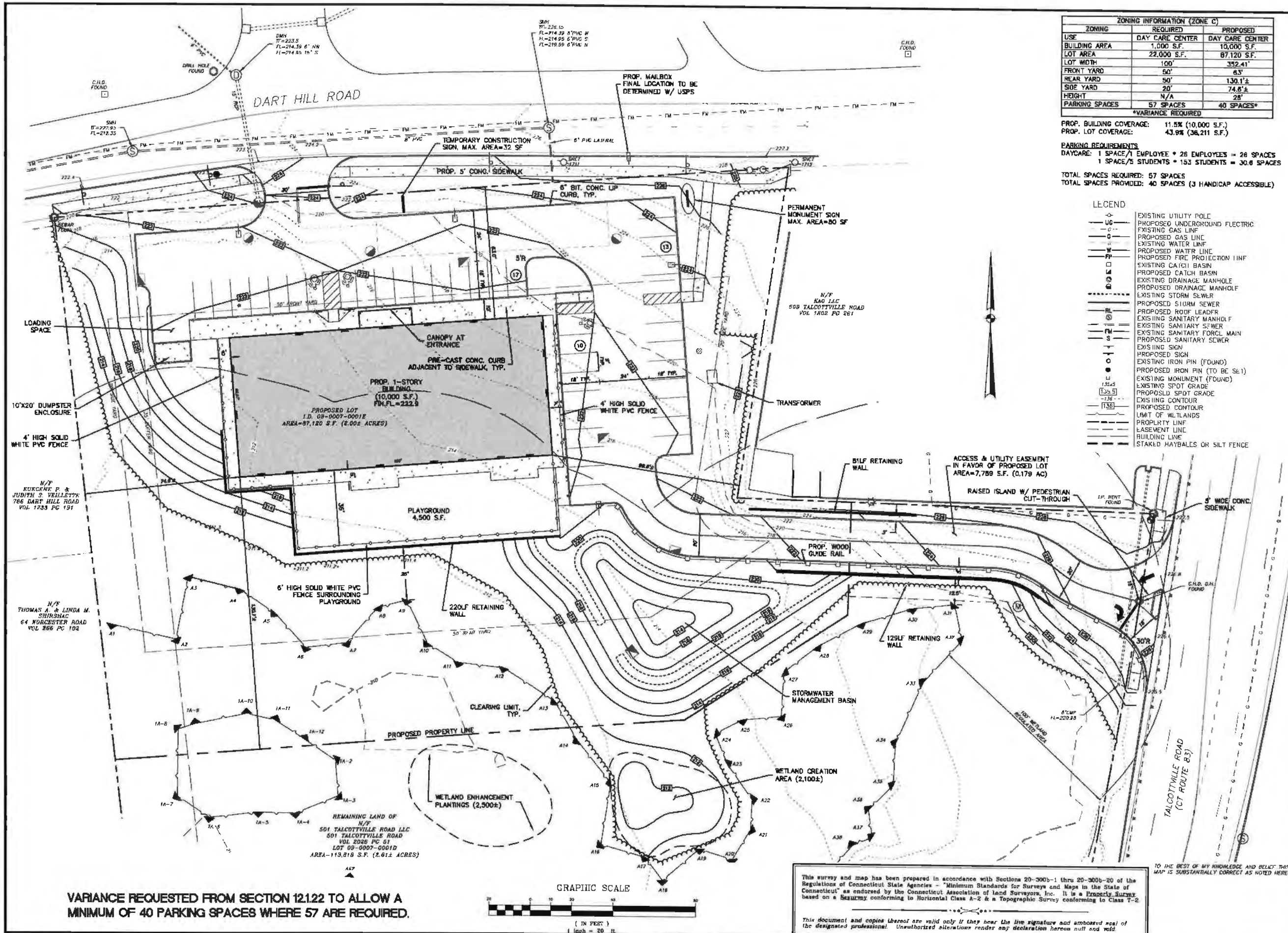
On any occasion when a person without a security fob or pass must pick up your child, the person's name must be in your file. He or she will be asked for a photo identification, which will be photocopied and placed in your child's file for future reference. A child will not be permitted to leave with any person other than those designated in writing by the parent. Always remember your password. You may be asked to provide the password when phone authorization is required.

### **There will be no exceptions to this policy.**

If there are any changes to those authorized to pick up your child or if you will be carpooling with other parents, please advise us in writing. Remember to use a child safety seat, and buckle up when transporting your children at all times. Parking is permitted in The Learning Experience® designated parking spots only; please refrain from using handicapped parking spots unless you have the requisite decal.



S:\Acad\2021 Civil 3D\2021-083 Vernon Development\2021-083 3 - Proposed Forward.dwg



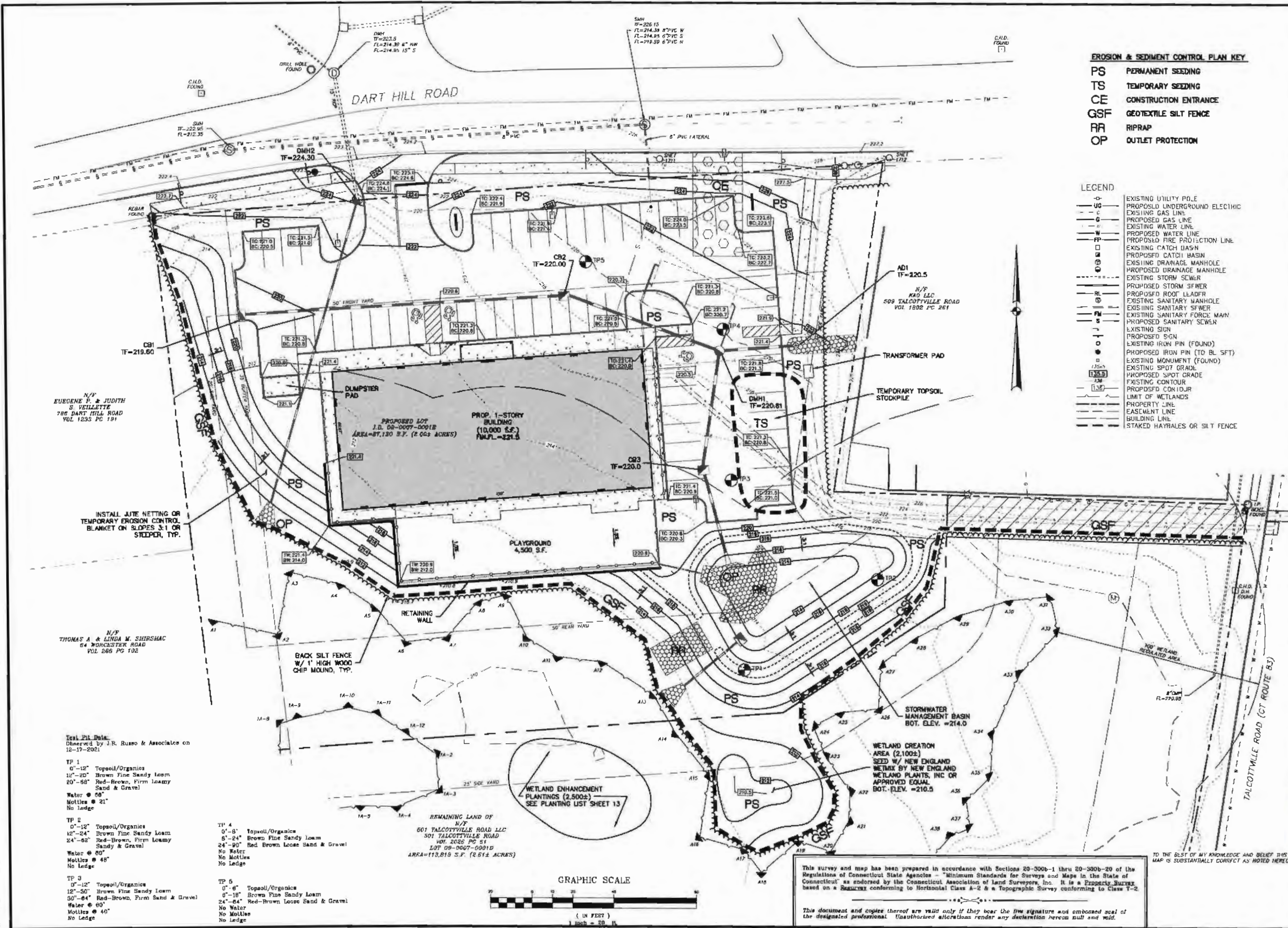
Applicant  
**Vernon Development LLC**  
56 East Main Street  
Avon, Connecticut 06001

REVISIONS	
BY: LT/TAC	CHK: JEU

The Learning Experience  
Property of  
**501 Talcottville Road, LLC**  
501 Talcottville Road  
Vernon, Connecticut 06010  
Parcel ID: 09-0007-0001D (Zone: C)

Variance Plan	
DATE	3-25-22
SCALE	1"=20'
JOB NUMBER	2021-083
SHEET	1 of 1





**DRAFT MINUTES**  
**OCTOBER 20, 2021**

**DRAFT MINUTES**

Zoning Board of Appeals (ZBA)

**Wednesday, October 20, 2021 6:30PM**

Town Hall

14 Park Place

Vernon, CT 06056

RECEIVED  
VERNON TOWN CLERK  
21 OCT 25 PM 2:28

1. Roll Call:

Attendees: Regular Members: Chairman Jennifer Roy, Robert Mullan, Howard Steinberg and Carmen Melaragno

Alternate Members: Sherrin Roch and Claire Crane

Absent Members: None

Chairman Jennifer Roy called the meeting to order at 6:34PM and read the opening statement.

2. Public Hearing, discussion and vote on the following Applications:

**Application ZBA-2021-07 of Gurdev Singh, seeking a Variance of Zoning Regulation section 4.4.1.8 Maximum lot coverage when not in an aquafer protection zone: 25%, to allow 33.2% lot coverage where 27.5% lot coverage currently exists, to construct a two-bay garage, 21' x 25' , on the property located at 132 Main Street, located in the R27 Zone.** Carmen Melaragno read the application into record.

- Carmen Melaragno read the Application into the record.
- Robert Hurd of 7 Rheel Street, Vernon spoke on behalf of the applicant.
- Discussion ensued.

No public comment.

Public hearing was closed at 6:41PM.

Howard Steinberg made a motion to approve Application ZBA-2021-07 of Gurdev Singh, seeking a Variance of Zoning Regulation section 4.4.1.8 Maximum lot coverage when not in an aquafer protection zone: 25%, to allow 33.2% lot coverage where 27.5% lot coverage currently exists, to construct a two-bay garage, 21' x 25', on the property located at 132 Main Street, located in the R27 Zone. The hardship being a non-conforming lot. Carmen Melaragno seconded and the motion passed unanimously.

3. Review Draft Minutes of September 15, 2021 ZBA Meeting

Sherrin Roch made a motion to approve the draft minutes of the September 15, 2021 meeting. Carmen Melaragno seconded and the motion carried unanimously.

4. Other Business

Andy Marchese explained that Bill Francis has returned to the Commission as a regular member.

5. Adjournment

Howard Steinberg made a motion to adjourn at 6:46PM. Robert Mullan seconded and the motion carried unanimously.

Respectfully submitted,

Cassandra Santoro  
Recording Secretary



# **LEGAL NOTICES**

**Published on:**

**Saturday, April 09, 2022 and**

**Saturday, April 16, 2022**

**PUBLIC NOTICE**  
**Town of Vernon**

The Vernon Zoning Board of Appeals will hold the following Public Hearing at a regular meeting on **Wednesday, April 20, 2022 at 6:30 p.m.** at the Town Hall, 14 Park Place, 3rd floor (Council Chambers) Vernon, CT, to hear the following Applications:

**Application ZBA-2022-01 of the French Social Circle, seeking a Variance of Zoning Regulation section 4.9.1.4 Minimum Rear Yard: 50 feet, to allow a 14' x 30' shed 36 feet from the Rear Yard boundary line, on the property located at 341 Kelly Road, located in the Commercial Zone.**

**Application ZBA-2022-02 of Vernon Development LLC, seeking a Variance of Zoning Regulation section 12.1.22 Day care centers - (parking requirements), to allow 40 parking spaces where 57 parking spaces are required, on the property located at 501 Talcottville Road, located in the Commercial Zone.**

These ZBA applications are available for inspection by the public in the office of Zoning Administration, 55 West Main Street, Vernon, CT.

Ardy Marchese, Liaison to the  
Zoning Board of Appeals

Journal Inquirer  
April 9, 2022  
April 16, 2022

## **OTHER BUSINESS**