

DRAFT MINUTES

Zoning Board of Appeals (ZBA)

Wednesday, August 17, 2022 6:30PM

Town Hall

14 Park Place

Vernon, CT 06066

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1. Roll Call:

Attendees: Regular Members: Acting Chairman and Secretary Carmen Melaragno, Howard Steinberg, Robert Mullen, and Bill Francis

Alternate Members: Sherrin Roch and Claire Crane

Also present: Ashley Stephens, Town Planner; Leslie Campolongo, Zoning Enforcement Official/Planning and Zoning Specialist; Shaun Gately, Director of Development Services; and Beth Bates, Recording Secretary

Absent Members: Chairman Jennifer Roy

Acting Chairman Carmen Melaragno called the meeting to order at 6:30PM and read the opening statement.

Six voting members were present, four regular attendees and two alternates; Sherrin Roch will act as the alternate voting member for the duration of this meeting.

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

Application ZBA-2022-03 of Iglesia Fuente De Salvación, seeking a Variance of Zoning Regulation section 16.1.5 No part of any sign shall be erected within ten (10) feet from any property lines of the premises to which they pertain..., to allow a building mounted sign to be 0.5 feet from the southern front yard boundary line, on the property located at 118 Union Street, located in the Residential Commercial Zone.

- Carmen Melaragno read the Application into the record at 6:35PM.
- Shaun Gately spoke giving a history of the building.
- Mark Peterson of Gardner and Peterson, Tolland, CT, spoke on behalf of the applicant
- Discussion ensued
- Ashley Stephens referred to photos of the building which had been uploaded to a folder on each member's computer.
- Applicant, José de Jesus, spoke about the need for new signage as the church provides many public services, such as access to Foodshare and counseling, and many have difficulty locating the building.
- Discussion ensued.

No public comment.

Public hearing was closed by Carmen Melaragno at 6:46PM.

Robert Mullen made a motion to approve **Application ZBA-2022-03 of Iglesia Fuente De Salvación, seeking a Variance of Zoning Regulation section 16.1.5 No part of any sign shall be erected within ten (10) feet from any property lines of the premises to which they pertain....**, to allow a building mounted sign to be 0.5 feet from the southern front yard boundary line, on the property located at **118 Union Street**, located in the Residential Commercial Zone. Howard Steinberg seconded, and the motion carried unanimously.

Hardship is existing building location lot size prevents the signage from being placed ten (10) feet from property line.

3. Review Draft Minutes of April 20, 2022 ZBA Meeting

Bill Francis made a motion to approve minutes from the April 20, 2022 meeting. Claire Craine seconded, and the motion carried unanimously.

4. Other Business

Discussion ensued regarding the change in Andy Marchese's role at the ZBA meetings. Ashley Stephens, Town Planner and Leslie Campolongo were introduced and will be attending future ZBA meetings.

5. Adjournment

Carmen Melaragno made a motion to adjourn; the motion carried unanimously. The meeting was adjourned at 6:50PM.

Respectfully submitted,



Beth Bates
Recording Secretary