

Town Clerk

**TOWN OF VERNON  
Planning & Zoning Commission (PZC)  
Special Meeting Notice  
Thursday, October 24, 2013, 7:00 PM  
Council Chambers, Third Floor  
Memorial Building  
14 Park Place  
Rockville/Vernon, CT**

RECEIVED  
VERNON TOWN CLERK  
13 NOV -4 AM 10:03

1. Call to Order & Roll Call

- ◆ Meeting was called to order at 7:01 P.M.
- ◆ Regular Members Present: Francis Kaplan, Chester Morgan, William Roch, Victor Riscassi and Harry Thomas.
- ◆ Alternate Members Present: Ron Scussel. Ron Scussel to sit for Charles Bardes
- ◆ Staff Present: Shaun Gately, EDC
- ◆ Recording Secretary: James Krupienski

2. Administrative Actions/ Requests

2.1. Communications received NOT related to Agenda items

- ◆ Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter, Fall 2013, Volume XVII, Issue 4.

2.2. Approval of Minutes

- ◆ Harry Thomas, seconded by Ron Scussel moved a Motion to Adopt the Regular Meeting minutes of October 3, 2013. Motion carried.

3. Public Hearings

3.1. Application (PZ-2013-17) of Catie Curran for approval of a Special Permit to establish a commercial recreation facility (dance studio) within the existing commercial building at #10 Hyde Avenue (Assessor's ID: Map #46, Block #0071, Lot/Parcel #0019A)

- ◆ Shaun Gately, Economic Development Coordinator read the Legal Notice into the Record.

*Public Notice  
Town of Vernon*

*The Vernon Planning & Zoning Commission (PZC) will hold the following public hearing at a Special Meeting at 7:00 P.M. on Thursday, October 24, 2013, in the Town Hall Council Chambers on the Third Floor at 14 Park Place, Rockville/Vernon.*

*Application (PZ-2013-17) of Catie Curran for approval of a Special Permit to establish a commercial recreation facility (dance studio) within the existing commercial building at #10 Hyde Avenue (Assessor's ID: Map #46, Block #0071, Lot/Parcel #0019A)*

*This Application is available for inspection by the public in the office of the Planning Department, 55 West Main Street, Rockville, CT.*

*Francis Kaplan, Chairperson*

*Planning & Zoning Commission (PZC)*

- ◆ **Catie Curran, Attorney representing the Applicant.**
  - ◆ **Two Structures on the site.**
  - ◆ **Requesting Special Permit for larger main structure.**
  - ◆ **§4.9.4.6 requires Special Permit to operate an Education Recreation Facility in the Commercial Zone.**
  - ◆ **No exterior or structural changes proposed.**
  - ◆ **Additional lighting was added at the rear of the building for safety by the entrance area.**
  - ◆ **Stated the application met the requirements of §17.3 – Special Permit criteria.**
  - ◆ **Public Comment – None**
  - ◆ **Staff Comment – None**
  - ◆ **Public Hearing was closed at 7:16 P.M.**
  - ◆ **Harry Thomas, seconded by Ron Scussel moved a Motion to approve the application. Motion carried unanimously.**

3.2. Application (PZ-2013-19) of Victor Antico for approval of a Special Permit to allow a structure exceeding two stories and modification of the Holiday Inn Express to add a third story at #346 Kelly Road (Assessor's ID: Map #02, Block #0009, Lot/Parcel #00001)

- ◆ **Shaun Gately, Economic Development Coordinator read the Legal Notice into the Record.**

*Public Notice  
Town of Vernon*

*The Vernon Planning & Zoning Commission (PZC) will hold the following public hearing at a Special Meeting at 7:00 P.M. on Thursday, October 24, 2013, in the Town Hall Council Chambers on the Third Floor at 14 Park Place, Rockville/Vernon.*

*Application (PZ-2013-19) of Victor Antico for approval of a Special Permit to allow a structure exceeding two stories and modification of the Holiday inn Express to add a third story at #346 Kelly Road (Assessor's ID: Map #02, Block #0009, Lot/Parcel #00001)*

*This Application is available for inspection by the public in the office of the Planning Department, 55 West Main Street, Rockville, CT.*

*Francis Kaplan, Chairperson  
Planning & Zoning Commission (PZC)*

- ◆ **Victor Antico, Owner**
  - **Increasing the height of the existing structure, adding indoor pool and four (4) additional rooms.**
- ◆ **Hugh Vaughn, Engineer, Brad Vaughn of RB Hughes Corp., Peter Springsdale, Architect.**
- ◆ **Brad Vaughn:**
  - **Existing entry area to remain.**
  - **Adding stacked stone band along bottom of the structure.**
  - **Structure footprint will remain the same after construction is complete.**
  - **Rear ten (10) rooms will be removed and relocated to the proposed third floor with the addition of four (4) additional rooms.**

- ◆ **Harry Thomas questioned noise deadening measures proposed for rooms adjacent to the proposed pool area.**
- ◆ **Brad Vaughn reviewed the room layout in relation to the proposed pool area showing sufficient separation to mitigate possible noise impact.**
- ◆ **Victor Riscassi indicated Staff comments that were received and the sign-off from the Fire Marshal allowing for the addition of the third floor.**
- ◆ **Public Comment – None**
- ◆ **Staff Comments – None**
- ◆ **Public Hearing was closed at 7:30 P.M.**
- ◆ **William Roch, seconded by Harry Thomas moved a motion to approve the application. Motion carried unanimously.**

4. Other Business

4.1. Receipt of Application(s)

4.1.1. Application (PZ-2013-20) of Northeast Retail Leasing & Management Company, LLC for a change of zone from Historic District – Industrial to Historic District – Downtown Business & Residential for property at 1 Court Street (Assessor's ID: Map #40, Block #0017, Lot/Parcel #00003)

- ◆ **Harry Thomas, seconded by Ron Scussel moved a motion to receive and schedule a Public Hearing on November 21, 2013. Motion carried unanimously.**
- ◆ **Commission requested a comparison of the two (2) zones relative to the application.**

4.1.2. Application (PZ-2013-21) of Hafiza Naheed for a special permit to deposit 660 cu. yds. Of fill on property between #21 and #25 Terrace Drive (Assessor's ID: Map #07, Block #0037, Lot/Parcel #0044B)

- ◆ **Victor Riscassi, seconded by William Roch moved a motion to receive and schedule a Public Hearing on November 21, 2013. Motion carried unanimously.**

5. Adjournment.

- ◆ **Harry Thomas, seconded by William Roch moved a Motion to Adjourn. Motion carried unanimously.**
- ◆ **Meeting Adjourned at 7:41 P.M.**

**James Krupienski  
Recording Secretary**