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TOWN OF VERNON
Planning & Zoning Commission (PZC)
Meeting Minutes – *DRAFT*
Thursday, July 17, 2014
7:30pm
Council Chambers, Third Floor
Memorial Building
14 Park Place, Vernon, CT

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1. Call to Order & Roll Call

- Meeting was called to order by Chairman Francis Kaplan at 7:33 pm; Welcomed new member John Kleinhaus.
- **Regular members present:** Francis Kaplan, Charles Bardes, Victor Riscassi, Ronald Scussel, Wes Shorts, and John Kleinhaus.
- **Alternate members present:** Hector Reveron
- **Staff Present:** Shaun Gately, Economic Development Coordinator & Interim Planner.
- **Recording Secretary:** Audrey Lanz

2. Administrative Actions / Requests

2.1 Amendment / Adoption of Agenda - Additional business to be considered under agenda item #5 "Other Business".

- Mr. Riscassi would like to add a discussion about Mill Street occupation to agenda item #5 "Other Business"

Motion to accept the agenda as amended made by Ron Scussel and seconded by Charles Bardes. Motion carried unanimously.

2.2 Communications received NOT related to agenda items.

- Spring 2014 CT Landscape Architect's Magazine

2.3 Acceptance of Minutes from the 6/19/2014 PZC meetings.

- Mr. Bardes proposed an amendment under **section 3 Public Hearings and Action on Application** for Application **(PZ-2014-08)** of Eric A. Santini and Kevin W. Santini for a Special Permit/Site Plan of Development to construct Multi-Family Housing Units at #1108, 1116 Hartford Turnpike and other adjoining parcel (Assessor's ID: Map #38, Block #0068, Lot/Parcel #0020B, #00021, #0021A).
- The seventh bullet down should indicate 7pm – 9am, not 7am – 9am.

Charles Bardes made a motion to accept the change and Wes Shorts seconded the motion. Motion carried unanimously. Minutes where approved.

2.4 8-24 Referral for Disposition of Town owned land to the State of Connecticut, State Project No. #146-196 Bridge No. 5588

- Memos and correspondences mailed out with PCZ packets
- Discussion ensued about whether the transfer is in line with the POCD

Motion was made by Victor Riscassi and seconded by Ron Scussel to approve the transfer of town owned land to the State of Connecticut is in accordance with the POCD. Motion carried unanimously.

3. Public Hearings and Action on Application

3.1 Application (PZ-2014-08) of Eric A. Santini and Kevin W. Santini for a Special Permit/Site Plan of Development to construct Multi-Family Housing Units at #1108, 1116 Hartford Turnpike and other adjoining parcel (Assessor's ID: Map #38, Block #0068, Lot/Parcel #0020B, #00021, #0021A).

- Mr. Gately read a memo on the reposting of the Public Hearing to be rescheduled for the 8/7/2014 PZC meeting
- Application will be formally presented at the 8/7/2014 PCZ meeting
- Discussion ensued on the statutory time limits of this application and the legalese of opening a public hearing with no testimonies

Motion made by Charles Bardes and seconded by Ron Scussel to continue acceptance and keep on the agenda Application **(PZ-2014-08)** of Eric A. Santini and Kevin W. Santini for a Special Permit/Site Plan of Development to construct Multi-Family Housing Units at #1108, 1116 Hartford Turnpike and other adjoining parcel (Assessor's ID: Map #38, Block #0068, Lot/Parcel #0020B, #00021, #0021A) until the next scheduled PZC meeting of 8/7/2014. Motion did not go to vote.

Chairman Francis Kaplan opened the Public Hearing of Application **(PZ-2014-08)** of Eric A. Santini and Kevin W. Santini for a Special Permit/Site Plan of Development to construct Multi-Family Housing Units at #1108, 1116 Hartford Turnpike and other adjoining parcel (Assessor's ID: Map #38, Block #0068, Lot/Parcel #0020B, #00021, #0021A). A motion was made by Charles Bardes and seconded by Ron Scussel to continue the Public Hearing until the 8/7/2014 meeting. Motion carried unanimously.

3.2 Application PZ-2014-11 of Kaushik Makati for a special permit for a Redemption Center at 40 Vernon Avenue (Assessor's ID: Map #23, Block 91A, Lot/Parcel #00011)

- Mr. Kaplan opened the Public Hearing of Application PZ-2014-11. Mr. Gately read the Public Hearing Notice into the record.
- Kaushik Makati explained his purpose of a redemption center and submitted to record elevation plans, parking plan, and floor plan.
- A discussion ensued about runoff and how to handle waste runoff
- A discussion ensued about the washing of floors and equipment, storage containers, and pest control policies.
- Mr. Gately read into record an email from Police Chief Kenny.

- Karen McWalter of 24 Grand Avenue opposed application PZ-2014-11 for the redemption center. Kaushik Makati rebutted
- Mr. Kaplan closed the Public Hearing at 8:28pm
- The PZC hereby approves this special permit subject to the following conditions, modifications, restrictions, and safeguards:
  1. Maintain a clean working environment free of offensive odor.
  2. Have the premises regularly serviced by a pest control company.
  3. Provide adequate parking for floor area open to the public. 10 – 15 spaces appear to be appropriate.
  4. No on street parking allowed.
  5. Carts need to be cleaned indoors and in a manner that will not cause any liquid to leave the building.

A motion was made by Charles Bardes and seconded by Ron Scussel to approve Application PZ-2014-11 of Kaushik Makati for a special permit for a Redemption Center at 40 Vernon Avenue (Assessor's ID: Map #23, Block 91A, Lot/Parcel #00011). The motion carried 5-0-1 with opposition from Chairman Francis Kaplan.

- Mr. Kaplan called a five minute recess of the commission at 8:55pm
- Mr. Kaplan called the meeting back to order at 9:01pm

4. Other Business

4.1 Receipt of Application

4.1.1 Application PZ-2014-12 of Connecticut Scooter Pros, LLC for a special permit for Motorcycle Dealer Sales and Repairs at 410 Talcottville Road. (Assessor's ID: Map #09, Block #01514, Lot/Parcel #00027)

- Public Hearing scheduled for PZC meeting on 8/7/2014
- Discussion ensued on size permitted

A motion was made by Ron Scussel and seconded by Victor Riscassi to accept application PZ-2014-12 and schedule a public hearing for 8/7/2014. Motion carried unanimously.

4.2 Additional business to be considered should be introduced under PZC meeting agenda item "#2.1 Amendment / Adoption of Agenda" at the beginning of the meeting

- Victor Riscassi brought to the table Mill Street Auto's noncompliance with PZC approval. Zoning Enforcement to address this.
- Questions arose about the dirt next to Dollar General. Discussion ensued.

5. Adjournment

- A motion was made by Wes Shorts and seconded by Hector Reveron to adjourn the meeting. The motion was carried unanimously. Meeting adjourned at 9:10 pm.