TOWN OF VERNON
Planning & Zoning Commission (PZC)
Meeting Minutes
Thursday, June 19, 2014, 7:30 PM
Council Chambers, Third Floor
Memorial Building
14 Park Place
Rockville/Vernon, CT

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1. **Call to Order & Roll Call**

- The meeting was called to order by Chairman Francis Kaplan at 7:30 P.M.
- **Regular Members Present:** Francis Kaplan, Victor Riscassi, Harry Thomas, Wes Shorts, B. Peter Hobbs, Ronald Scussel and Charles Bardes
- **Alternate Members Present:** None
- **Staff Present:** Shaun Gately, Economic Development Coordinator and Interim Planner.
- **Recording Secretary:** Leslie S. Campolongo

2. **Administrative Actions/ Requests**

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

- Motion made by Mr. Scussel, seconded by Mr. Hobbs to approve the agenda as written. Motion carried unanimously.

2.2 Communications received NOT related to Agenda items

- None

2.3 Acceptance of Minutes

- Motion made by Mr. Thomas, seconded by Mr. Shorts to accept the 6/5/14 minutes as amended by Mr. Hobbs. Corrected minutes should reflect ***Item 4.2.2.*** **Mr. Bardes** questioned Mr. Gately on the

status of Section 21 of the Regulations. Motion carried unanimously.

3. Public Hearings and Action on Application

3.1 Application [PZ-2014-09] of Park West Apartments, Inc. for a Special Permit for Excavation and Site Plan Approval for construction of a non-residential Community Center at #24 Terrace Drive (Assessor's ID: Map #22, Block #38, Lot/Parcel #00044 and Map #22, Block #42, Lot/Parcel #0001C).

- Mr. Kaplan opened the Public Hearing. Mr. Gately read the Public Hearing Notice into the record.
- Mr. James J. Perrine, Senior Project Manager, Park West Apartments, and Mr. John Furman, P.E. Vanasse Hangen Brustlin, Inc. (VHB), spoke on behalf of the applicants.
- Mr. Kaplan closed the Public Hearing at 8:09 P.M.
- Discussion took place regarding the number of parking places affected, the removal of soil from the site and the nature of usage of the community center.
- Motion was made by Mr. Bardes to approve a Special Permit for Excavation and Site Plan approval for construction of a community center as it meets the criteria set forth in Section 17.3.1, specifically, 17.3.1.1, 17.3.1.2, 17.3.1.3, 17.3.1.4, 17.3.1.5 and 17.3.1.8. Motion was seconded by Mr. Thomas. The motion did not go to vote.
- Mr. Riscassi made a friendly amendment that soil removal is subject to approval by the Army Corp. of Engineers and Department of Energy and Environmental Protection (DEEP).
- Mr. Kaplan made a friendly amendment to restrict the hours by which trucks may travel from the site with soil. This restriction shall be in place Monday through Friday between the hours of **7:00 P.M. to 9:00 A.M.**
- Mr. Kaplan moved the friendly amendments to the original motion. Mr. Bardes seconded the motion. Motion carried unanimously.
- Mr. Kaplan called a five-minute recess of the Commission at 8:15 P.M.

3.2 Application [PZ-2014-10] of Pet Valu Inc. for a Special Permit for a Pet Valu Store at 378 Kelly Road (Assessor's: Map #02, Block #0009, Lot/Parcel #0001B.

- Mr. Kaplan re-opened meeting and the Public Hearing at 8:20 P.M.
- Mr. Gately read the Public Hearing Notice into the record.
- Mr. Gately gave a brief introduction of the project.
- Mr. Andrew B. Rose, property owner, Centercorp Capital, LLC, (378 Kelly Road) and Mr. Craig Spidell, District Manager, Pet Value, spoke on behalf of the applicants.
- Discussion took place regarding the unit number Pet Valu would be occupying at 378 Kelly Road, the number of wash stations on the site, provisions for animal waste, provisions for aggressive animals, and provisions should there be a waiting time in order to access the wash stations.
- Mr. Kaplan closed the Public Hearing at 8:37 P.M.
- Mr. Thomas moved the approval of Special Permit for a Pet Valu Store at 378 Kelly Road as it meets the criteria set forth in Section 17.3.1, specifically, 17.3.1.1, 17.3.1.2, 17.3.1.3, 17.3.1.4, 17.3.1.5 and 17.3.1.8. Motion was seconded by Mr. Shorts. The motion did not go to vote.
- Mr. Kaplan made a friendly amendment modify reflect that no outdoor runs would be put in on the site, and that dog waste be properly disposed of. Amendments were accepted by Mr. Thomas and seconded by Mr. Scussel. Motion carried unanimously.

4. Other Business

4.1 Receipt of Application

4.1.1 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. Scussel moved that a Public Hearing be set for July 17, 2014 for the hearing of **Application [PZ-2014-11] of Kaushik Makati for a Special Permit for a Redemption Center at 40 Vernon Avenue.** Motion was seconded by Mr. Thomas. 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.

- Mr. Riscassi inquired regarding the concurrence of applications appearing before the Inlands Wetlands Commission and the Planning and Zoning Commission. Discussion took place.
- Mr. Scussel raised a Point of Order regarding discussion that takes place outside Public Hearings. Discussion took place.
- Mr. Gately cited the timeframes permitted for Public Hearings and cited the requirements under State Statutes Sec. 8-7d. Discussion took place.
- Mr. Gately informed the Commission that the revised Zoning Regulations have been submitted to the Town Clerk and will be printed and sent to the Commission members.
- Mr. Gately informed the Commission that previous minutes have been formally corrected with the Town Clerk.
- Mr. Thomas expressed that he will no longer be able to serve as a Commission member, effective immediately. A formal resignation letter will be forthcoming. The Commission members thanked Mr. Thomas for his service.

5. Adjournment.

- Mr. Scussel made a motion to adjourn the meeting. Motion was seconded by Mr. Thomas. Motion carried unanimously.
- Meeting closed at 9:04 P.M.

Respectfully Submitted,

Leslie S. Campolongo
Recording Secretary