

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Meeting Minutes -APPROVED

Thursday, May 15, 2014
7:30 PM

Council Chambers, Third Floor
Memorial Building
14 Park Place, Vernon, CT

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VERNON TOWN CLERK
14 JUL -7 PM 2:37

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

- Meeting was called to order by Chairman Francis Kaplan at 7:32 pm
- **Regular Members Present:** Francis Kaplan, Victor Riscassi, Harry Thomas, Wes Shorts and B. Peter Hobbs. **Alternate Members Present:** Hector Reveron.
- **Staff Present:** Shaun Gately, Economic Development Coordinator & Interim Planner. Also present was Town Attorney Harold R. Cummings.
- **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".**
 - Mr. Kaplan, seconded by Mr. Thomas moved a motion to approve the agenda as written. Motion carried unanimously.
- 2.2 **Communications received NOT related to Agenda items**
 - Mr. Gately reported there were no items received.
- 2.3 **Acceptance of Minutes of November 17, 2011 & May 1, 2014.**
 - Discussion took place regarding the procedure for the commission's review and acceptance of drafted minutes.
 - Mr. Thomas seconded by Mr. Shorts moved a motion to accept the minutes of the November 17, 2011 meeting. Motion carried 5-0-1 with Mr. Hobbs abstaining.

- Mr. Kaplan seconded by Mr. Thomas moved a motion to accept the minutes of the May 1, 2014 meeting. Motion carried 6-0.

2.4 Discussion about Acceptance of Post Draft Minutes.

- Mr. Gately explained that there are several sets of drafted minutes that will need review and action by the commission. Discussion took place regarding current procedures and Roberts Rules of Order. Mr. Thomas seconded by Mr. Shorts moved a motion to act on any outstanding drafted minutes at the next regular meeting. Motion carried 6-0.

3. Public Hearings and Action on Application

Application (PZ-2014-07) of LanLan Bodywork Inc. for a Special Permit for Massage Therapy at #26 Union Street, Suite #3 (Assessor's ID: Map #23, Block #0106, Lot/Parcel #00015)

- Applicants Wei Li and Yanan Ma (PZ-2014-07) were present before the commission.
- Mr. Gately read into record the Public Notice published in the Journal inquirer on May 3, 2014 and May 10, 2014.

**PUBLIC NOTICE
TOWN OF VERNON**

The Vernon Planning & Zoning Commission (PZC) will hold the following public hearing at a regular meeting at 7:30 pm on Thursday, May 15, 2014, in the Town Hall Council Chambers on the Third Floor at 14 Park Place, Rockville/Vernon:

Application (PZ-2014-07) of LanLan Bodywork, Inc. for a Special Permit for Massage Therapy at #26 Union Street, Suite #3 (Assessor's ID: Map #23, Block # 0106, Lot/Parcel #00015).

These PZC applications are available for inspection by the public in the office of the Planning Department, 55 West Main Street, Rockville, CT.

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

- Also read in to record was the **Application (PZ-2014-07) of LanLan Bodywork, Inc.** narrative and a memorandum dated May 5, 2014 from the Interim Planner Shaun Gately. Mr. Gately informed the Commission that the application was circulated to Department Heads, and their respective comments are included in the packet.
- There were no other comments received by the public.
- Mr. Kaplan inquired of the applicants if the Connecticut Department of Public Health (CT DPH) license numbers provided in the application were verified.
- Attorney Cummings expressed that licenses were submitted to the CT DPH for verification. Findings were that License # 005886 for Wei Li was not valid. Furthermore, that License # 005886 was issued to a Bruno Sergianna.
- Mr. Reveron inquired if the applicants were members of the American Massage Therapy Association.
- Mr. Shorts expressed that the applicants do not meet the application requirements.
- Attorney Cummings inquired of the applicants if the primary revenue of the intended business would be generated through independent Massage Therapy practice. Ms. Li responded that primary revenue would be generated through massage therapy. He clarified that the application was then for independent use. Applicant Wei Li provided copies of insurance for the record.
- 8:30 pm - Mr. Kaplan called for a five minute recess of the Commission.
- 8:35 pm – Mr. Kaplan reconvened the Public Hearing.
- Mr. Kaplan inquired if the Commission had any additional questions for the applicants.
- Mr. Kaplan closed the Public Hearing
- Mr. Thomas seconded by Mr. Shorts, moved that the Vernon Planning and Zoning Commission does hereby **DENY, Application (PZ-2014-07) of Wei Li and Yanan Ma - LanLan Body Work Inc., for a Special Permit for Massage Therapy at #26 Union Street, Suite #3 (Assessor's ID: Map #23, Block #0106, Lot/Parcel #00015).**

- The **DENIAL** is based upon the application originally dated February 17, 2014, which was sent rejected as incomplete on March 7, 2014, but later resubmitted in the beginning of April; and testimony received at a Public Hearing commenced on May 15, 2014, and closed on that date; and based on documentation submitted by the applicant, or otherwise received at the public hearing.
- The application is hereby **DENIED** based upon the following findings/reasons:
 1. The license submitted for Wei Li was not valid and the Connecticut Department of Public Health has no record of Wei Li ever being licensed. Furthermore, License # 005886, which was shown on Wei Li's license, belongs to a Bruno Sergianna. This information was verified with Yolanda Gavinki, Enforcement Supervisor with the Connecticut Department of Public Health.
 2. It does NOT meet the conditions of Section 17.3.1, specifically: it is not possible to consider the merits of the application when the applicants have clearly misled the commission by submitting a false document.
 3. Wei Li was represented as a Massage Therapist. All Massage Therapists need to be licensed according to 4.9.4.23 or 4.9.4.22.2 of Vernon's Zoning Regulations.

Motion for **DENIAL** of application carried unanimously 6-0.

4. Other Business

4.1 Receipt of Application

4.1.2 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. Kaplan inquired regarding the term "other adjoining parcel".

- Mr. Riscassi inquired if the application was currently before the Inlands Wetlands Commission. Mr. Gately indicated that there is a Public Hearing of the Inlands Wetlands Commission on May 27, 2014.
- Discussion took place regarding the status of applications that are concurrently presented before other commissions, and when action can begin on an application before the Planning and Zoning Commission.
- Mr. Hobbs expressed that it is common practice to have applications concurrently before multiple commissions.
- Motion was made by Mr. Thomas and seconded by Mr. Shorts to accept **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) Motion carried unanimously.
- Motion was made by Mr. Hobbs and seconded by Mr. Reveron to schedule a Public Hearing on **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) for **June 5, 2015**. Motion carried unanimously.

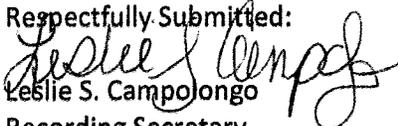
4.2 Additional business to be considered should be introduced under PZC meeting agenda item "#2.1 Amendment / Adoption of Agenda" at the beginning of the meeting.

- Mr. Gately indicated there were no additional business items to be introduced.

5. Adjournment.

- Motion was made by Mr. Kaplan and seconded by Mr. Shorts to adjourn the meeting. Motion carried 6-0.
- Meeting adjourned at 9:06 pm

Respectfully Submitted:


Leslie S. Campoongo
Recording Secretary