Town Clerk

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

RECEIVED
VERNON TOWN CLERK
14 AUG 19 AM 10:43

---

1. Call to Order & Roll Call

- Meeting was called to order by Chairman Francis Kaplan at 7:33 pm.
- **Regular members present:** Francis Kaplan, Charles Bardes, Victor Riscassi, Wes Shorts, and John Kleinhaus.
- **Alternate members present:** Hector Reveron sitting in for Peter Hobbs.
- **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 made by Wes Shorts and seconded by Charles Bardes. Motion carried unanimously.

2.2 Communications received NOT related to agenda items.

- Mr. Gately received an update on the cell tower being built in Manchester that is within 500 feet of Vernon town line but not visible from that line.

- Mr. Gately read a letter from DOT on an update of the Loom City Lofts project. A complete encroachment permit was accepted and proof of town approval was also received.

2.3 Acceptance of Minutes from the 7/17/2014.

- Chairman Francis Kaplan made a vote to pass the acceptance of minutes to the 8/21/2014 meeting as communications where not received in time for review. Motion carried unanimously.

Chairman Francis Kaplan called an Executive Session at 7:38pm.
Chairman Francis Kaplan called the PZC meeting back to order at 7:55pm

3. Public Hearings and Action on Applications

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. Kaplan opened the public hearing for Application PZ-2014-08.
- Because the information of Application PZ-2014-08 was received too late for review, the application was presented but did not go to vote.
- The vote for Application PZ-2014-08 will be moved to the 8/21/2014 PZC Meeting.
- Atty. Leonard Jacobs of 56 Deepwood Dr. presented the application to the commission on behalf of Santini Homes.
- Eric Peterson a professional engineer with Gardner & Peterson Assoc. in Tolland presented the site plans and the changes made as requested by the Wetlands Commission.
  - Mr. Peterson submitted to record the projected percentage of nitrogen that would be in the runoff.
- Traffic consultant Jim Bubaris from Bubaris & Assoc. in Wallingford presented the proposed parking and traffic patterns.
- Kevin Santini from Santini Homes presented the design and purpose of each building.
- John Alexopoulos, landscape architect, presented the landscape plans.

Charles Bardes made a motion and was seconded by Wes Shorts for a continuance of Application PZ-2014-08 until 8/21/2014. Motion was carried unanimously.

Chairman Francis Kaplan called a 5 minute recess at 9:08pm.
Chairman Francis Kaplan called the meeting to order at 9:16pm.

3.2 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)

- Mr. Kaplan opened the Public Hearing for Application PZ-2014-12.
- Mr. Gately read into record the Public Notice that was published in the Journal Inquirer on July 26, 2014 & August 2, 2014.
- Kyle Jay owner of Connecticut Scooter Pros 410 Talcottville Road in Vernon explained the purpose of the application.
- Mr. Gately submitted to record a revised site plan for Application PZ-2014-12.
- Zoning Board of Appeals has granted a variance for the construction of a garage warehouse within the side and rear lot setbacks.
- Mr. Jay submitted to record elevation plans.
- Two stipulations that need to be met in order for commission approval are as follows:
  - No oil changes or scooter services be performed outside the warehouse service area.

- All activities involving the changing of waste oil fluids shall be conducted over a drip pan.
- No opposition was heard from the public.
- Mr. Kaplan closed the public hearing at 9:43pm.

Charles Bardes made a motion and was seconded by Wes Shorts to approve, as amended by Mr. Gately, **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).** Motion was carried unanimously.

4. Other Business

4.1 Receipt of Application

- No applications were received.

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 again brought to the table Mill Street Auto's noncompliance with PZC approval, wondering if Zoning Enforcement addressed this.
  - Discussion ensued about what improvements had been made and what still needs to be done.
  - Zoning Enforcement will revisit Mill Street Auto to check on further improvements.

5. Adjournment

- A motion was made by Charles Bardes and seconded by Wes Shorts to adjourn the meeting. The motion was carried unanimously. Meeting adjourned at 9:30 pm.