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TOWN OF VERNON
Planning & Zoning Commission (PZC)
Meeting Minutes – *APPROVED*
Thursday, March 5, 2015
7:30pm
Council Chambers, Third Floor
Memorial Building
14 Park Place, Vernon, CT

1. Call to Order & Roll Call

- Meeting was called to order by Vice Chairman Charles Bardes at 7:30 pm.
- **Regular members present:** Charles Bardes, Victor Riscassi, Ron Scussel, John Kleinhans, Wes Shorts, and Hector Reveron sitting in for Frank Kaplan.
- **Staff Present:** Brianan Nolan Town Planner and Shaun Gately Economic Developer
- **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".

- None

2.2 Communications received NOT related to agenda items.

- None

2.3 Acceptance of Minutes from the 02/19/2015 PZC meeting.

A motion to accept the minutes from PZC 02/19/2015 meeting was made by Wes shorts and seconded by Ron Scussel. Motion passed unanimously.

3. Public Hearings and Action on Applications

3.1 Application (PZ-2015-01) of Brianan Nolan (Town Planner) for Amendments to the Zoning Regulations for Sections #2: Definitions, #4: Commercial, #13: Performance Standards, & #20 Aquifer Protection.

- Vice Chairman Charles Bardes opened the Public Hearing for Application PZ-2015-01 at 7:35pm.
- Town Planner Brianan Nolan read into record the Public Notice.
- Town Planner Brianan Nolan read through the proposed changes.
- The Public Hearing for Application PZ-2015-01 closed at 7:43pm

Victor Riscassi made a motion to accept the changes to the Zoning Regulations for Sections #2: Definitions, #4: Commercial, #13: Performance Standards, & #20 Aquifer Protection as amended, John Kleinhans seconded the motion and the motion passed unanimously.

3.2 Application (PZ-2015-02) for Brandon Balmonte for a Zone Amendment to Section #17: Special Regulations of the Vernon Planning & Zoning Regulations.

- Vice Chairman Charles Bardes opened the Public Hearing for Application PZ-2015-02 at 7:45pm.
- Town Planner Brianan Nolan read into record the Public Notice.
- Town Planner Brianan Nolan read into record a letter from the applicant's lawyer, Halloran & Sage, LLP, on behalf of the applicant Brandon Balmonte.
- Town Planner Brianan Nolan gave the following points regarding the application:
  - This is an application for Town wide regulations, not a specific site
  - Town Planner Brianan Nolan received numerous emails in opposition of application
  - Town Planner Brianan Nolan gave an overview of neighboring town's restrictions regarding liquor permits
  - State of CT allows Towns to have 11 liquor stores, Vernon currently has 8
- Economic Developer Shaun Gately submitted to record a map showing the 8 current stores and the distance between the stores and schools.
- A discussion ensued on the distance between current stores.
- CRCOG finds no concerns with the application.
- Jason McCoy, a lawyer representing JPB LLC., is in opposition of application.
- Mr. McCoy submitted to record a map indicating the 8 current stores and sites for potential stores (exhibit #1).
- Thomas Hazel of 547 Bolton Road spoke in opposition of application.
- William Nicholson of 86 Huntington Drive spoke in opposition of application.
- Victoria Kirby of 78 Rambling Road spoke in opposition of application.
- Peter DiDaddo, Vernon resident, spoke in favor of application.
- James Branko, Vernon resident, spoke in opposition of application.
- Kathleen Bifolck of 48 Susan Lane spoke in opposition of application.
- Keith Hudson of 200 Lake Street spoke in opposition of application.
- James Boyajian, owner of Riley's Liquor Store, spoke in opposition of application and submitted to record a pledge signed by 720 Vernon residents in opposition of application (exhibit #2).
- Alan Cohen of 243 Huntington Drive spoke in opposition of application.
- Town Planner Brianan Nolan read into record 4 emails received in opposition of application.
- The Public Hearing for Application PZ-2015-02 closed at 8:38pm.

Ron Scussel made a motion to reject **Application (PZ-2015-02) for Brandon Balmonte for a Zone Amendment to Section #17: Special Regulations of the Vernon Planning & Zoning Regulations**. John Kleinhans seconded the motion and the motion passed unanimously.

Vice Chairman Charles Bardes called a 10 minute recess at 8:40pm. The meeting resumed at 8:50pm.

3.3 Application (PZ-2015-03) for Connecticut Water Company for a special permit for the construction of a new water treatment plant at #10, 16, 18, & 22 Snipsic Street (Assessor's ID: Map #45, Block #01231, Lot/Parcel #00003, #00009, #00010, & #00011)

- Vice Chairman Charles Bardes opened the Public Hearing for Application PZ-2015-03 at 8:53pm.
- Town Planner Brianan Nolan read into record the Public Notice.
- David Connors, Director of Engineering for CT Water Co., represented the applicant and explained the application.
- Jim Mitchell from AE Com, Design Engineer for applicant, presented the project and proposed plans (Exhibit #1 & #2) for a new water treatment plant.
  - The new plant will be within 200 feet of residential buildings and over 25,000 square feet; thus the need for a special permit.
- A discussion ensued on the chemicals that will be used to treat the water and the storage of said chemicals.
- A discussion ensued on the water diversion plan. This plan is not part of Application PZ-2015-03.
  - Town Planner Brianan Nolan read into record a Public Notice that was published by the CT Water Co. on a Public Hearing that will take place in the Audrey P. Beck Municipal building in Mansfield on Wednesday March 25th at 6pm. This Public Hearing will encompass the water diversion plan.
- A Discussion ensued on how water runoff will be contained on site.
- Gary Pozzato of 8 Strong Ave submitted to record pictures, drawings of past oil spill, and a letter in opposition of application (exhibits 3, 4, 5 & 6).
  - Mr. Pozzato read his letter into record.
- Town Planner Brianan Nolan read into record a letter from Valerie Pozzato.
- David Connors gave a rebuttal on Gary Pozzato's concerns.
- A discussion ensued on the oil spill.
- Brianan Nolan read into record comments from David Smith, Vernon Town Engineer, Police Chief James Kenney, and from North Central Health Department.
- The Public Hearing on Application PZ-2015-03 closed at 9:40pm.

Victor Riscassi made a motion to continue the review and discussion of Application PZ-2015-03 until the next scheduled meeting. There was no second and the motion was denied.

Charles Bardes made a motion to approve **Application (PZ-2015-03) for Connecticut Water Company for a special permit for the construction of a new water treatment plant at #10, 16, 18, & 22 Snipsic Street (Assessor's ID: Map #45, Block #01231, Lot/Parcel #00003, #00009, #00010, & #00011)** in accordance with Zoning Regulation 17.3.1. Hector Reveron seconded the motion and the motion passed unanimously.

4. Other Business

4.1 Receipt of Application

- None

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.

- The next regularly scheduled PZC meeting on March 19th has been cancelled.

5. Adjournment

A motion was made by Ron Scussel and seconded by Wes Shorts to adjourn the meeting. The motion was carried unanimously. Meeting adjourned at 10:00 pm.

NOT ORIGINAL SIGNATURE

Respectfully Submitted,

Audrey Lanz

Recording Secretary