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TOWN OF VERNON
Planning & Zoning Commission (PZC)
Meeting Minutes – *DRAFT*
Thursday, January 22, 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 Chairman Francis Kaplan at 7:30 pm.
- **Regular members present:** Charles Bardes, Frank Kaplan, Ron Scussel, John Kleinhans, Wes Shorts, and Hector Reveron sitting in for Victor Riscassi.
- **Staff Present:** Brianan Nolan Town Planner
- **Recording Secretary:** Audrey Lanz
- **Guests:** Jay Silva, Acting Town Engineer

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 01/8/15 PZC meeting.

A motion to accept the minutes as amended from PZC 01/8/15 meeting was made by Ron Scussel and seconded by Wes Shorts. Motion passed unanimously.

3. Public Hearings and Action on Applications

3.1 Continued hearing for Application (PZ-2014-14) of Kenneth Boynton for a subdivision of 10 building lots at #263 South Street (Assessor's ID: Map #24, Block #65, Lot/Parcel #6)

- Attorney Famiglietti, Russ Heintz, and Len Norton where present as representatives for the applicant, Kenneth Boynton.
- Reviewed the Fire Marshall's report, traffic report, and revised plans.
- Additional fire hydrant needed as the road is longer than the regular 750 feet.
- Discussion ensued on the retention basins and who will be in charge of the up keep.

- Discussion ensued on the bonding of the retention basin and whether bonding is needed or not.
- Discussion ensued about the open space planned for the development.
- All engineering questions and concerns have been answered and comments have been addressed.
- Attorney Famiglietti gave closing comments and concluded the applicant's presentation to the PZC.

The Public Hearing on **Application (PZ-2014-14) of Kenneth Boynton for a subdivision of 10 building lots at #263 South Street (Assessor's ID: Map #24, Block #65, Lot/Parcel #6)** ended at 7:57pm.

A letter with the following recommendations will be submitted to the Town Council on behalf of the Planning & Zoning Commission:

- The Town should take ownership of the retention basin.
- The Town should accept the open space planned for the development. The open space complies with the POCD.

Ron Scussel made a motion to approve **Application (PZ-2014-14) of Kenneth Boynton for a subdivision of 10 building lots at #263 South Street (Assessor's ID: Map #24, Block #65, Lot/Parcel #6)** with the stipulations that an extra fire hydrant be put in place and the final drawings need to be looked over and approved by the Town Engineer. The motion was seconded by Wes Shorts and the motion passed unanimously.

Chairman Frank Kaplan called a 5 minute recess at 8:05pm. The meeting resumed at 8:10pm.

3.2 Postponement of Public Hearing until March 5, 2015 on the Application (PZ-2015-01) of Brianan Nolan (Town Planner) for Amendments to the Zoning Regulations for Sections 2, 4, 13 & 20.

- A postponement is needed as the CRCOG needs to review the changes and needs 30 days to do so.

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.

- None

5. Adjournment

A motion was made by Charles Bardes and seconded by Ron Scussel to adjourn the meeting. The motion was carried unanimously. Meeting adjourned at 8:15 pm.

Respectfully Submitted

Audrey Lanz

Recording Secretary