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TOWN OF VERNON
Planning & Zoning Commission (PZC)
Meeting Minutes – *APPROVED*
Thursday, October 1, 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 Charles Bardes at 7:30 pm.
- **Regular members present:** Wes Shorts, Victor Riscassi, Charles Bardes, Hector Reveron, Roland Klee sitting in for Peter Hobbs, and Chet Morgan sitting in for Ron Scussel.
- **Staff Present:** Shaun Gately, Interim Town Planner and Town Attorney Martin Burke
- **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

A motion to accept the agenda as presented was made by Chet Morgan and seconded by Hector Reveron. Motion passed unanimously.

2.2 Communications received NOT related to agenda items.

- None

2.3 Acceptance of Minutes from the 9/17/15 PZC meeting.

A motion to accept the minutes from the 9/17/15 PZC meeting was made by Roland Klee and seconded by Wes Shorts. Motion passed unanimously.

2.4 8-24 Referral for Salvation Army property at #166 Union Street.

- Shaun Gately, Interim Town Planner, read into record a memo from John Ward Town Administrator.
- A discussion ensued about the site plans and if they would be reviewed by the Commission.

Chet Morgan made a motion to accept the 8-24 Referral. Wes Shorts seconded the motion and the motion passed unanimously.

3. Public Hearings and Action on Applications

3.1 Continued Hearing for Application (PZ-2015-10) of First Hartford Realty Corp. for a Special Permit / Site Plan of Development to construct a Convenience Store / Gasoline Sales for Cumberland Farms at #343 Hartford Tpke (Assessor's ID: Map #11, Block #0011, Lot/Parcel #0008).

- Chairman Charles Bardes continued the Public Hearing at 7:40pm.
- Sarah Iacobello, 6 Tunnel Rd, spoke in opposition of the application.
- Attorney Joe Williams from Shipman & Goodwin gave a rebuttal.
- Patrick O'Leary from VHB answered the questions and concerns from the public.
- Patrick O'Leary, project engineer, submitted to record exhibit #9 which showed the possible deeding of land to the Town of Vernon to make the intersection of Old Dobson and Hartford Tpke two lanes for left hand turning and right hand turning to alleviate the issue of traffic queuing.
- Patrick O'Leary, project engineer, submitted to record exhibit #'s 10,11,12,13 & 14 which showed other surrounding gas stations and their close proximity to houses.
  - The site plan for Application (PZ-2015-10) shows a distance of 110' from the back of the store to the nearest residence.
- A discussion ensued on truck deliveries, ie what times, how often, how large of a truck, where the trucks will park and the route they will take to exit the property.
- A discussion ensued on what the positive impact will be to the surrounding area.
- A discussion ensued on whether or not an adjacent property was registered as historical.
- Shaun Gately, Interim Town Planner, read into record Zoning Regulation section 17.3.3.
- A discussion ensued on the outdoor speaker system and the noise level during late night and early morning hours.
- Chairman Charles Bardes closed the Public Hearing at 8:35pm.
- Town Attorney Martin Burke gave an overview of the Town regulations and the need to be clear and legal when making the motion either in favor or against the application.

Chairman Charles Bardes called a 5 minute recess at 8:52pm. The Commission reconvened at 8:57pm.

Wes Shorts made the following motion:

- The Town Council with help from Shaun Gately will make two draft motions that will include all the regulations and proper wording to approve or deny the application.
- The Planning & Zoning Commission will deliberate the application and motions at the next regularly scheduled PZC meeting on October 15.

Chet Morgan seconded the motion and the motion passed unanimously.

3.2 Continued Hearing for Application (PZ-2015-13) of Krause Realty Trust for a Zone Change from R-27 to Commercial at #34 & 42 Acorn Rd. (Assessor's ID: Map #01, Block #159, Lot/Parcel #0001 & #0002).

- Chairman Charles Bardes continued the Public Hearing at 9:00pm.
- Leonard Jacobs, Attorney for applicant, answered the Public's concerns from the last PZC meeting.
  - The map labeling has been corrected.
  - A site map showing the wetlands on the property was handed into record.
- Leonard Jacobs, Attorney for applicant, handed into record 2 pictures, exhibit #'s 2 & 3.
- Carol Ramsey, 149 Taylor Street, spoke in opposition of application.

- Carol Ramsey, 149 Taylor Street, handed into record exhibit #'s 4, 5, 6 & 7.
- Ann Letendre, 29 Gottier Rd., spoke in opposition of application.
- Elizabeth Tremblay, 5 Hartl Dr., spoke in opposition of application.
- Tibor Zoller, 19 Allison Rd., spoke in opposition of application.
- Janet Schmidt, 27 Allison Rd., spoke in opposition of application.

Wes Shorts made a motion to continue the Public Hearing for Application (PZ-2015-13) until the next regularly scheduled PZC meeting on October 15. Chet Morgan seconded the motion and the motion passed 4-1 with opposition from Roland Klee.

4. Other Business

4.1 Receipt of Application

4.1.1 Application (PZ-2015-14) of Konstantinos Antonaras for a Special Permit for a pawn shop at #243 Hartford Tpke. (Assessor's ID: Map #02, Block #0010, Lot/Parcel #00001).

Roland Klee made a motion to set the Public Hearing for **Application (PZ-2015-14)** at October 15 PZC meeting. Wes Shorts seconded the motion and the motion passed unanimously.

4.1.2 Application (PZ-2015-15) of Carter Chevrolet for a Special Permit / Site Plan of Development for a car dealership at #160 & #175 Hartford Tpke. (Assessor's ID: Map #02, Block #0158, Lot/Parcel #00006 & Map #02, Block #158A, Lot / Parcel #00004).

Hector Reveron made a motion to set the Public Hearing for **Application (PZ-2015-15)** at the November 19 PZC meeting. Wes Shorts seconded the motion and the motion passed 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.

- None

5. Adjournment

A motion was made by Chet Morgan and seconded by Roland Klee to adjourn the meeting. The motion was carried unanimously. Meeting adjourned at 9:27 pm.

Respectfully Submitted,

Audrey Lanz

Audrey Lanz
Recording Secretary