

T.C.

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Meeting Minutes – DRAFT
Thursday, June 4, 2015
7:30pm
Council Chambers, Third Floor
Memorial Building
14 Park Place, Vernon, CT

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1. Call to Order & Roll Call

- Meeting was called to order by Chairman Charles Bardes at 7:30 pm.
- **Regular members present:** Charles Bardes, Victor Riscassi, Ron Scussel, and Roland Klee sitting in for Wes Shorts.
- **Staff Present:** Brianan Nolan Town 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".

- None

A motion to accept the agenda as presented was made by Ron Scussel and seconded by Roland Klee. Motion passed unanimously.

2.2 Communications received NOT related to agenda items.

- None

2.3 Acceptance of Minutes from the 05/21/2015 PZC meetings.

A motion to accept the minutes as corrected from the 05/21/15 PZC meeting was made by Victor Riscassi and seconded by Roland Klee. Motion passed unanimously.

3. Public Hearings and Action on Applications

3.1 Application (PZ-2015-08) of Brianan Nolan, Town Planner, for an Amendment to the Zoning Regulations regarding sections #1, #2, #3, #4, #12, #17, #18, #20, and #22.

- Chairman Charles Bardes opened the Public Hearing at 7:35pm.
- Brianan Nolan, Town Planner, read into record the Public Notice.
- Brianan Nolan, Town Planner, went through the Regulations and explained the amendments to be made.
- The following corrections where made per the Commission:
 - Section 2.55 now reads: **Hazardous Material: See section 2.129 Toxic or Hazardous Materials.**
 - Section 2.122 now reads: **Structure or Building, Accessory: Any structure or building which is unattached from, and is incidental or subordinate to, and customarily in connection with, the principal structure or use and located on the same lot with such principal building or use.**

- Section 2.127 now reads: **Tower:** Means a structure that is intended to support equipment used to receive and/or transmit electromagnetic waves. Design examples of a tower include (a) self-supporting lattice, (b) guyed, and (c) monopole.
- Section 2.140 now reads: **Area and Yard Requirements:** Area and yards are intended to establish the placement of buildings, structures or accessory structures (including roofs, overhangs, and canopies, but excluding chimneys and uncovered steps) and the dimensions of the lot upon which they are to be built.
- Section 3.23 now reads: **Radio and Television Masts and Towers in Residential Zones:** Any mast or tower in excess of 50 feet in height in a residential zone or any mast or tower permitted by variance or pre-existing use to be operated for financial gain in a residential zone shall be subject to approval of a Special Permit by the Vernon Planning and Zoning Commission.
- Section 4.25.7.2 now reads: **Front Yards: Adjacent to residences –** A front yard landscaped buffer, meeting or exceeding the requirements of the type “A” Buffer Yard, may be required by the Commission in conjunction with proposed industrial or commercial developments to preserve privacy of residential lots;
- Brianan Nolan, Town Planner, read into record a letter from Vernon Resident Ralph Zahner on his concern of the amendments being made to the Zoning Regulations.
- No further comments were heard from the public.
- Chairman Charles Bardes closed the Public Hearing at 8:20pm.

Victor Riscassi made a motion to approve Application (PZ-2015-08) of Brianan Nolan, Town Planner, for an Amendment to the Zoning Regulations regarding sections #1, #2, #3, #4, #12, #17, #18, #20, and #22 as corrected by the Commission. Ron Scussel 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.

- None

Brianan Nolan, Town Planner, let the commission know that she will be resigning from her duties with the Town of Vernon and returning to Ireland.

- The PZC Commission wishes to express their thanks and appreciation for all Brianan has done in the past year and wishes her well.

5. Adjournment

A motion was made by Roland Klee and seconded by Ron Scussel to adjourn the meeting. The motion was carried unanimously. Meeting adjourned at 8:30 pm.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Audrey Lanz".

Audrey Lanz
Recording Secretary