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TOWN OF VERNON
Planning & Zoning Commission (PZC)
SPECIAL MEETING
Meeting Minutes – *DRAFT*
Thursday, April 23, 2015
7:30pm
Council Chambers, Third Floor
Memorial Building
14 Park Place, Vernon, CT

1. Call to Order & Roll Call

- Special Meeting was called to order by Vice Chairman Charles Bardes at 7:30 pm.
- **Regular members present:** Charles Bardes, Ron Scussel, John Kleinhans, Wes Shorts, Hector Reveron, Victor Riscassi, and Roland Klee sitting in for Peter Hobbs.
- **Alternate members present:** Chet Morgan
- **Staff Present:** Brianan Nolan Town Planner, David Smith Town Engineer
- **Recording Secretary:** Audrey Lanz

2. Public Hearings and Action on Applications

2.1 Application (PZ-2015-04) for Richard Korris for a Site Plan of Development for two new buildings with retail and restaurant space, special permits for a drive through in a commercial zone and for more than 40 off street parking spaces and special permits in an aquifer area, located at #135 Talcottville Road (Assessor's ID: Map #2, Block #4, Lot/Parcel #78A, 135-141).

- Chairman Charles Bardes opened the Public Hearing at 7:35pm.
- Brianan Nolan, Town Planner, read into record the Notice about the Public Hearing.
- Michele Carlson of BL Companies spoke on behalf of the applicant.
- Michele Carlson presented the site plans to the Commission.
- The existing building will be torn down and two new buildings will be constructed. One building will be 1,550sqf with a drive through, the other building will be 3,500sqf divided into two different businesses with one having a drive through.
- There is an onsite open detention basin to collect all runoff rain water.
- The side walk will be extended from the Jiffy Lube and be three feet from the main road.
- The businesses will be in charge of maintenance, not the Town.
- Concerns from the Fire Marshall and Building Official have been addressed.
- No town residents where present for comments or questions.

Chairman Charles Bardes called for a recess at 7:48pm.
Brianan Nolan, Town Planner, handed out a draft motion to the Commission.
Chairman Charles Bardes resumed the meeting at 7:54pm.
Chairman Charles Bardes closed the Public Hearing at 7:56pm.

Brianan Nolan, Town Planner, read into record two stipulations (#15 & #16) from the draft motion. They are as follows:

- The applicant / developer shall comply with the following stipulations from the North Central Conservation District:
    - The detention basin should be constructed upon initiation of site work as a sediment basin and throughout construction, storm water should be directed to it, to allow sediment to collect and settle.
    - For drainage sub area 1-B which flows into the catch basins protected by silk sack, the District recommends also surrounding the catch basins with stone check dams.
    - The slope seed mix seeding rate specified on the landscape plan sheet shall be recalculated to ensure slope stabilization.
    - Perimeter controls (silt fence) should be installed parallel to the slope in staggered sections.
- The applicant / developer shall comply with the following stipulations from the Vernon Traffic Authority:
    - Include a yellow pavement marking line delineating the drive through lane from the bypass lane.
    - Include a sign at the entrance to the drive through indicating "drive through only"
    - Include a stop sign and stop bar at the exit of the site on to the access road for the property.

Victor Riscassi made a motion that the Vernon Planning & Zoning Commission does hereby APPROVE, as amended herein, Application **(PZ-2015-04)** for Richard Korris for a Site Plan of Development for two new buildings with retail and restaurant space, special permits for a drive through in a commercial zone and for more than 40 off street parking spaces and special permits in an aquifer area, located at #135 Talcottville Road (Assessor's ID: Map #2, Block #4, Lot/Parcel #78A, 135-141). Wes Shorts seconded the motion and the motion passed unanimously.

3. Adjournment

A motion was made by Ron Scussel and seconded by Hector Reveron to adjourn the meeting. The motion was carried unanimously. Meeting adjourned at 8:00pm.

Respectfully Submitted,

Audrey Perez

Recording Secretary