TOWN OF VERNON
Planning & Zoning Commission (PZC)
Meeting Minutes – *APPROVED*
Thursday, December 17, 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 7:32 pm.
- **Regular members present:** Wes Shorts, Susan Reudgen, Peter Hobbs, Charles Bardes, Chet Morgan sitting in for Hector Reveron and Roland Klee sitting in for Ron Scussel.
- **Staff Present:** Town Planner Marina Rodriguez.
- **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".

Chet Morgan made a motion to accept the agenda as presented. Peter Hobbs seconded the motion and the motion passed unanimously.

2.2 Communications received NOT related to agenda items.

- The 2016 PZC meeting schedule was signed by Chairman Charles Bardes and handed in to the Town Clerk.

2.3 Acceptance of Minutes from the 11/19/15 and 12/3/15 PZC meeting.

Roland Klee made a motion to accept the minutes from the 11/19/15 PZC meeting. Chet Morgan seconded the motion and the motion passed unanimously.

Peter Hobbs made a motion to accept the minutes from the 12/3/15 PZC meeting. Susan Reudgen seconded the motion and the motion passed unanimously.

3. Public Hearings and Action on Applications

3.1 Continued public hearing for Application (PZ-2015-16) of Krause Realty Trust for a Zone change from R-27 to Commercial at #34 & #42 Acorn Road. (Assessor's ID: Map #01, Block #159, Lot/Parcel #0001 & #0002.)

- Chairman Charles Bardes opened the continued public hearing at 7:40pm.
- Attorney Leonard Jacobs, representing applicant, reviewed the application.
- Discussions ensued on the Regional POCD from CRCOG and the Vernon POCD. Both POCD's state that changing the R-27 zone to commercial is not in alignment for these zones.
- A discussion ensued on the future plan of development.

- Applicant Peter Krause spoke in regards to comments made on the current lighting and the addition of shields to the lights so that they don't shine into the neighbors windows.
- Ann Letendre, Gottier Drive, spoke in opposition of application.
- Michael Ramsey, 149 Taylor Street, spoke in opposition of application.
- Lois Leighton, 11 Acorn Road, spoke in opposition of application.
- Attorney Leonard Jacobs gave a rebuttal to the Public's comments.
- Beverly Burton, 155 Taylor Street, spoke in opposition.

Chairman Charles Bardes closed the public hearing for Application (PZ-2015-16) at 8:17pm.

A motion to deny the application was made by Chet Morgan. Roland Klee seconded the motion and made the following amendments / additions to the motion:

- Pg. 76 of the Vernon POCD cites the protection of existing neighborhoods from adjacent commercial development.
- The POCD map on pg. 77 shows #34 & #42 Acorn road as low density parcels.
- The POCD map on pg. 77 shows the corridor along route 83 as non-residential zones.

Wes Shorts seconded Roland Klee's amendments, the motion went to vote and passed 5-1 with opposition from Chet Morgan in regards to the amendments made by Roland Klee.

4. Other Business

4.1 Receipt of Application

4.1.1 Application (PZ-2015-17) of Leonard Jacobs for a Zone Amendment to the regulations for mixed commercial & multifamily use.

Chet Morgan made a motion to hold the public hearing for application (PZ-2015-17) at the next regularly scheduled PZC meeting on 01/07/15.

- A discussion ensued on CRCOG needing 30 days to look over the application.

Peter Hobbs amended the motion to hold the public hearing on 01/21/15. The motion was seconded and 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

Peter Hobbs made a motion to adjourn the meeting. Susan Reudgen seconded the motion and the motion passed unanimously. The meeting adjourned at 8:30pm.

Respectfully Submitted,

Audrey Lanz

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Recording Secretary