

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Meeting Minutes – DRAFT
Thursday, November 19, 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:** Susan Reudgen, Wes Shorts, Victor Riscassi, Pete Hobbs, Charles Bardes, Ron Scussel, Hector Reveron and Roland Klee
- **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".

- None

A motion to accept the agenda as presented was made by Wes Shorts and seconded by Pete Hobbs. Motion passed unanimously.

2.2 Communications received NOT related to agenda items.

- None

2.3 Acceptance of Minutes from the 11/5/15 PZC meeting.

A motion to accept the minutes from the 11/5/15 PZC meeting was made and passed unanimously.

3. Public Hearings and Action on Applications

3.1 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).

- Chairman Charles Bardes opened the public hearing at 7:40pm.
- Town Planner, Marina Rodriguez, read the public notice into record.
- Commission member Ron Scussel is excusing himself from this application as he works for the company that licenses car dealerships.
- Commission alternate Susan Reudgen will sit in for Ron Scussel.
- Attorney Leonard Jacobs, representing the applicant, gave an overview of the application and requested a sidewalk waiver.
- The west side of the plan will be the main dealership with garage and the east side will be a car lot with no customers allowed on the site. The east side will be storage only.

- Eric Peterson, engineer at Gardiner & Peterson of Vernon, gave the site plan overview and traffic plan overview.
- Vehicle and car parts delivery will be at night after business hours.
- No loading or unloading of cars will take place on the street.
- Robert Powell, architect with wp+g, presented the building and design elements to be used on the site. Floor plans submitted into record (exhibit #1).
- John Alexopoulos, landscape architect, gave an overview of the landscape design and vegetation to be used.
- Also present was George Logan for the wetlands part of the application and Steve Carter the applicant and owner of Carter Chevrolet.
- Jason McCoy, Attorney representing 560 Realty LLC, spoke in opposition of the application, citing safety concerns if customers cross between the dealership and the car lot.
- Ron Conyers, 170 Hartford Tpke, spoke with concern of the off-loading of vehicles on the street.
- Attorney Leonard Jacobs gave a rebuttal stating that no vehicles will be loaded or unloaded on the street.
- Attorney Leonard Jacobs gave closing comments in regards to the application.
- A discussion ensued on sidewalks and the possibility of customers crossing the street between the two sites.
- Town Planner Marina Rodriguez read the submitted special permits into record.
- A discussion ensued on the usage of a digital message board and the applicant assured the commission that no message boards will be used.
- Chairman Charles Bardes closed the public hearing at 9:02pm.

Pete Hobbs made a motion to deny the request for a sidewalk waiver and Victor seconded the motion. The motion passed unanimously.

Susan Reudgen made a motion to approve application (PZ-2015-15) of Carter Chevrolet with the 3 special waivers for #160 Hartford Tpke., the 3 special waivers for #175 Hartford Tpke., no off-loading of vehicles on the road for either side, approval from the Traffic Authority Commission for left hand turns and there needs to be sidewalks. Wes Shorts seconded the motion. Pete Hobbs amended the motion to include that public access is denied from #175 Hartford Tpke. Wes Shorts 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

5. Adjournment

A motion was made by Victor Riscassi and seconded by Peter Hobbs to adjourn the meeting. The motion was carried unanimously. Meeting adjourned at 9:10 pm.

Respectfully Submitted,

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

Audrey Lanz
Recording Secretary