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**TOWN OF VERNON
Planning & Zoning Commission (PZC)
Meeting Minutes – DRAFT
Thursday, December 3, 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:** Susan Reudgen sitting in for vacancy, Wes Shorts, Victor Riscassi, Pete Hobbs, Charles Bardes, Roland Klee sitting in for Ron Scussel and Chet Morgan sitting in for Hector Reveron.
- **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

2.2 Communications received NOT related to agenda items.

- A letter was received from Town Attorney Martin Burke regarding the proper procedure in opening and closing a public hearing.
- A notice from the DOT in regards to the replacing of the route 74 bridge that goes over the Hockanum River.

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

- The acceptance of the 11/19/2015 minutes is tabled until the next regularly scheduled PZC meeting on 12/17/2015 due to changes and corrections that need to be made.

3. Public Hearings and Action on Applications

3.1 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 public hearing at 7:40pm.
- Town Planner, Marina Rodriguez, read the public notice into record.
- A notice of the Public Hearing was sent to the Town of Manchester and CRCOG.
- Atty. Leonard Jacobs presented the application.
- Atty. Leonard Jacobs presented and Owner Peter Krause attested to the following restrictions:
 - The lot will be used for vehicle storage only.

- There will be no public address system, no paging system, and no loud speaker system on the lot.
- There will be no entering or exiting onto Acorn Road.
- Low lights will be used facing the front of the property and shoe box lighting will be used facing down.
- A 10 foot high chain link fence will be surrounding the property.
- Peter Hobbs reiterated that the application is for a Zone Change, not what the applicant wants to use the property for.
- A discussion ensued on the fencing being used and the vegetation that will be cleared and or planted.
- Applicant stated that the vegetation will be left alone.
- Susan Reudgen asked about the wetlands that is shown on the property.
- Town Planner Marina Rodriguez handed a currant wetlands map of the area into record.
- Ray Nelson, project engineer, clarified the current wetlands area on the property.
- A letter from CRCOG was read into record by Town Planner Marina Rodriguez.
- Town Planner Marina Rodriguez handed into record a report she put together on the application.
- The conclusion of the report states that the proposed zone change is not consistent with Vernon's POCD.

Chairman Charles Bardes called a 10 minute recess at 8:25pm.

Meeting resumed at 8:35pm.

- Michael Ramsey, 149 Taylor Street, spoke in opposition of the application. Michael handed into record a petition signed by 21 neighbors opposing the application.
- Beverly Burton, 155 Taylor Street, spoke in opposition of the application.
- Ann Letendre, 29 Gottier Road, spoke in opposition of application and handed her statement into record.
- Lois Leighton, 11 Allison Road, spoke in opposition of application.
- Atty. Leonard Jacobs gave rebuttal comments and handed into record a map / plan of future land use and what the current property will be changed into.
- Peter Hobbs corrected Atty. Jacobs' explanation and stated that the map showed suggestions of future land use.
- Mike Suredio, 5 Allison Road, spoke in opposition of application.

In light of new information that was handed to commission members during the meeting, Peter Hobbs made a motion to continue the Public Hearing for **Application (PZ-2015-16)** until the next PZC meeting on 12/17/15. 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

Chairman Charles Bardes adjourned the meeting at 9:20pm.

Respectfully Submitted,

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

Audrey Lanz
Recording Secretary