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TOWN OF VERNON
Planning & Zoning Commission (PZC)
Meeting Minutes – *DRAFT*
Thursday, April 2, 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 Vice Chairman Charles Bardes at 7:30 pm.
- **Regular members present:** Charles Bardes, Ron Scussel, John Kleinhans, Wes Shorts, and Hector Reveron sitting in for Victor Riscassi.
- **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".

- A C.G.S. §8-24 Referral Lease between the Town and First Choice Health Center, Inc. for rental space at Rockville High School and Maple Street School.

Ron Scussel made a motion to accept the agenda as amended. Wes Shorts seconded the motion and the motion pass unanimously.

2.2 Communications received NOT related to agenda items.

- None

2.3 Acceptance of Minutes from the 03/5/2015 PZC meeting.

Wes Shorts made a motion to accept the minutes from the 03/5/2015 PZC meeting. John Kleinhans seconded the motion and the motion passed unanimously.

2.4 Election of Officers

- John Kleinhans nominated Charles Bardes as Chairman of the Planning and Zoning Commission. Wes Shorts seconded the nomination and the vote was unanimous in favor.

- John Kleinhans nominated Wes Shorts as Vice Chairman of the Planning and Zoning Commission. Ron Scussel seconded the nomination and the vote was unanimous in favor.

The Commission took a moment of silence to remember the late Frank Kaplan and his service to the commission.

3. Public Hearings and Action on Applications

- None

4. Other Business

4.1 Receipt of Application

4.1.2 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).

- Ron Scussel made a motion to hold the Public Hearing for Application (PZ-2015-04) at the next PZC meeting on April 16, 2015. Hector Reveron seconded the motion and the motion 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.

- C.G.S. §8-24 Referral Lease between the Town and First Choice Health Center, Inc. for rental space at Rockville High School and Maple Street School.

  - Brianan Nolan, Town Planner, read into record a memo sent by Town Administrator John Ward.
  - A discussion ensued on who would be using the clinics.

The following motion was made by Ron Scussel and seconded by Wes Shorts:

- The Planning and Zoning Commission submits a positive CGS 8-24 report to the Vernon Town Council for the possible rental of space in Rockville High School and Maple Street School to First Choice, Medical Clinic Provides. The Commission finds the proposed action not to be in conflict with the Vernon Plan of Conservation and Development.

The motion passed unanimously.

5. Adjournment

A motion was made by Wes Shorts and seconded by Ron Scussel to adjourn the meeting. The motion was carried unanimously. Meeting adjourned at 7:41pm.

Respectfully Submitted,
Audrey Lanz
Recording Secretary