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TOWN OF VERNON
Planning & Zoning Commission (PZC)
Meeting Minutes – *DRAFT*
Thursday, May 7, 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:** Charles Bardes, Ron Scussel, Wes Shorts, Victor Riscassi, Roland Klee sitting in for Hector Reveron, and Chet Morgan sitting in for Peter Hobbs.
- **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 new agenda was handed out.

2.2 Communications received NOT related to agenda items.

- None

2.3 Acceptance of Minutes from the 04/23/2015 PZC meeting.

Ron Scussel made a motion to accept the minutes from the 04/23/2015 PZC meeting. Wes Shorts seconded the motion and the motion passed unanimously.

3. Public Hearings and Action on Applications

3.1 Request by Public Works to carry out works within a scenic road right-of-way on Baker Road & Bamforth Road, Vernon, CT. 06066. Works will include full depth reclamation of the road and base, remaining material and installing new pavement. All works at existing grades and within existing curbs.

- Chairman Charles Bardes opened the Public Hearing at 7:35pm.
- Brianan Nolan, Town Planner, read into record the Public Notice.
- Public Works Director, Robert Kleinhans, explained the work to be done.
  - The project entails road resurfacing and replacing the existing curbs if in need.
  - There is no work being done within wetlands zones.

- Robert Tripps of 255 Bamforth Road presented concerns with the curve and stonewall in front of his house. Would like the stonewall moved back and the curve realigned.
- Robert Kleinhans, Public Works Director, stated that he can only resurface the road as it is a scenic road and any other work would need to be represented to the PZC.
- Jim Matthews of 39 Baker Road asked about the work timeline.
  - All residents will receive a notice on the dates and times that the work will be done.
- Carl Gothberg of 53 Bamforth Road asked about widening the road and adding curbs where there are none.
- Chairman Charles Bardes closed the Public Hearing at 7:50pm

Victor Riscassi made a motion to approve the request by Public Works to carry out works within a scenic road right-of-way on Baker Road & Bamforth Road, Vernon, CT. 06066. Works will include full depth reclamation of the road and base, remaining material and installing new pavement. All works at existing grades and within existing curbs. Chet Morgan seconded the motion and the motion passed unanimously.

4. Other Business

4.1 Receipt of Applications

4.1.1 Application (PZ-2015-05) of Talcottville Development Co. LLC for an amendment to the Zoning Regulations regarding Section 2.121 definition of 'Public Street'.

4.1.2 Application (PZ-2015-06) of First Hartford Realty Corp. for a Zone Amendment for a Delineation of the aquifer protection zone at #343 Hartford Turnpike (Assessor's ID: Map#11, Block #0011, Lot/Parcel #00008).

4.1.3 Application (PZ-2015-07) of 1000 Hartford Turnpike LLC, for a special permit for the use as a package store for the sale of alcohol located at #1000 Hartford Turnpike (Assessor's ID: Map #38, Block #0068, Lot/Parcel #00018).

Chet Morgan made a motion to hold the Public Hearings at the next PZC Meeting on 5/21/15. Roland Klee seconded the motion and the motion passed unanimously.

4.1.4 Application (PZ-2015-08) of Brianan Nolan, Town Planner for an amendment to the Zoning Regulations regarding Sections #1, #2, #3, #4, #12, #17, #18, #20 and #22.

Chet Morgan made a motion to hold the Public Hearing on June 4, 2015. Roland Klee seconded the motion and the motion passed unanimously.

4.2 Request for extension of time for the filing of mylars for Ken Boynton for the Woodland Place Subdivision (PZ-2014-14) #263 South Street.

- Brianan Nolan, Town Planner, read into record a letter, dated 4/20/15, from Attorney Famiglietti of Kahan, Kerensky, & Capossela, representing the applicant asking for a 60 day extension on the filing of the mylars.
- The new filing date is moved to July 21, 2015.

Ron Scussel made a motion to approve the 60 day extension. Wes Shorts seconded the motion and the motion passed unanimously.

4.3 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 Wes Shorts and seconded by Ron Scussel to adjourn the meeting. The motion was carried unanimously. Meeting adjourned at 8:05pm.

Respectfully Submitted,

Audrey Lanz

NOT ORIGINAL SIGNATURE

Audrey Lanz
Recording Secretary