

T.C.

**Town of Vernon  
Planning & Zoning Commission (PZC)  
Thursday November 17, 2016  
7:30 PM  
Council Chambers, Third Floor  
Vernon Town Hall, Memorial Building  
14 Park Place  
Rockville / Vernon, CT**

**RECEIVED  
VERNON TOWN CLERK  
17 JAN 18 AM 10:36**

**APPROVED**

**1. Call to Order & Roll Call**

- Meeting was called to order by Chairman Charles Bardes at 7:31pm.
- Regular members present: Charles Bardes (Chairman), Roland Klee, Hector Reveron, Susan Reudgen, and Wes Shorts
- Members Absent: Ronald Scussel and Alternate Joseph Miller
- Staff present: Marina Rodriguez
- Recording secretary: Cassandra Minor

**2. Administrative Actions / Requests**

**2.1 Amendment / Adoption of Agenda - Additional business to be considered under agenda item #4 "Other Business"**

- Chairman Charles Bardes stated he was going to add an item in Section 4.2.

Wes Shorts motioned to adopt the revised agenda. Susan Reudgen seconded and the motion passed unanimously.

**2.2 Communications received NOT related to Agenda items**

- A copy the letter sent to Town Administration recommending the 8-24 Referral request for the potential sale of Town owned property at #97 Main Street, Talcottville was distributed.

**2.3 Acceptance of Minutes of PZC 11/3/16**

Wes Shorts made a motion to approve the minutes as presented with one clerical error. Roland Klee seconded and the motion passed unanimously.

**3. Public Hearing and Action on Application**

**3.1 Continued hearing for the Application [PZ-2016-13] of Bill Wojnarowski for a Special Permit for reconfiguration of driveway access under the Section 15 Removal of earth, sand and gravel at #187 Talcottville Road. (Assessor's ID: Map #03, Block #0008, Lot/Parcel #00002)**

Roland Klee made a statement that he was not at the original meeting on August 18, 2016 when Applicant presented the application for Special Permit for reconfiguration of driveway access

under Section 15; however he has listened to the minutes of that meeting and feels he has enough knowledge of the project to participate.

- Town Planner Marina Rodriguez reported to the Commission that the Applicant informed her today that they will not be moving forward with this project and that there are no longer any extensions available.

Susan Reudgen made a motion to deny the application due to the lack of proper documentation required for consideration. Wes Shorts seconded and the motion passed unanimously.

### **3.2 Application [PZ-2016-17] of Scott Kraus for a Site Plan Development and Special Permits to construct an O'Reilly Auto Parts Store at #504 Talcottville Road. (Assessor's ID: Map #39, Block #15T Lot/Parcel #21A).**

- Town Planner Marina Rodriguez read the public notice into record.
- The following Town and Staff comments were submitted to record: Town Planner 11/8/2016, Fire Marshall 10/27/2016, Wetlands Enforcement Officer 10/27/2016, Zoning Enforcement Officer 10/28/2016, Interim Building Official 10/27/2016, Traffic Authority 11/01/2016, Design Review Advisory Commission 11/3/2016, North Central Health District 11/09/2016,
- The following Town and Staff comments added after mailing of Agenda were submitted to record: Town Engineer Memo 11/15/2016, Low impact development checklist and signed off by Town Engineer 11/17/2016, Traffic Authority Meeting Minutes on 11/10/2016, North Central Conservation District certification of Erosion and Sedimentation control plan 11/16/2016.
- Josh Swerling of Bohler Engineering presented the Application on behalf of the Applicant, Scott Kraus.
- Construction of 7,700 +/- Square foot building with 40 parking spots and 1.5 acres of entire lot.
- Hours of Operation- Monday through Saturday 7:30am-9pm & Sunday 9am to 7pm with most deliveries within that time period.
- Open to the public for retail sale as well as storage for wholesale distribution to dealerships, body shops or repair shops. All goods self-contained and pre-packaged. There are no services being performed.
- Town Planner Marina Rodriguez stated that the Commission has received the list of special permits under Section 20 from Bohler Engineering and the list of Hazardous materials that will be on site. The Special Permits being requested are:
  - Special permits being requested are as follows: **Section 20.4.2.5,**  
**Section 20.4.2.6,**  
**Section 20.4.2.8,**  
**Section 20.4.2.19,**  
**Section 20.4.2.20**

Chairman Charles Bardes asked if there were any public comments at 8:00pm. Rick Konan, the owner of the abutting commercial plaza at 500 Talcottville Road addressed the Commission and discussion ensued. The public hearing closed at 8:10pm.

Susan Reudgen made a motion to approve the application and special permits with the stipulation that the tree be moved to the back of the property and replaced with some low lying shrubbery to keep the premises visually appealing. Wes shorts seconded and the motion passed unanimously.

#### 4. Other Business / Discussion

##### 4.1 Receipt of Application

**Application [PZ-2016-19] of Garret Homes LLC for a Special Permit/Site Plan of Development for a Dollar General Store at #1188 Hartford Turnpike (Assessor's ID: Map #43, Block #68, Lot/Parcel #30)**

Wes Shorts made motion to set a public hearing date for the Commission to consider the Application for a Special Permit/Site Plan Development at the December 15, 2016 PZC meeting. Susan Reedmen seconded the motion and it passed unanimously.

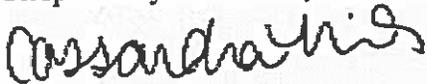
##### **4.2 Additional business to be considered should be introduced under PZC meeting agenda item "#2.1 Amendment/Adoption of Agenda" at the beginning of the meeting**

- Chairman Charles Bardes would like to hold an election for the unfinished term of the Commission Secretary at the December 1, 2016 PZC meeting.

#### 5. Adjournment

Wes Shorts motioned to adjourn the meeting at 8:15pm. Susan Reudgen seconded and the motion passed unanimously.

Respectfully Submitted,



Cassandra Minor  
Recording Secretary