

T.C.

**Town of Vernon
Planning & Zoning Commission (PZC)
Meeting Minutes - APPROVED
Thursday December 15, 2016
7:30 PM
Council Chambers, Third Floor
Vernon Town Hall, Memorial Building
14 Park Place
Rockville / Vernon, CT**

RECEIVED
VERNON TOWN CLERK
17 FEB 10 AM 10:18

1. Call to Order & Roll Call

- Meeting was called to order by Chairman Charles Bardes at 7:32pm.
- Regular members present: Charles Bardes (Chairman), Roland Klee, Susan Reudgen, Wes Shorts and Joseph Miller sitting for Ronald Scussel
- Members Absent: Ronald Scussel, Hector Reveron
- 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 made a revision of the order to the Public Hearings. Public hearings as follows:
 - PCZ-2016-18 to be Agenda item 3.1
 - PCZ-2016-20 to be Agenda item 3.2
 - PZC-2016-19 to be Agenda item 3.3.

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

2.2 Communications received NOT related to Agenda items

None

2.3 Acceptance of Minutes of PZC 11/17/16

Wes Shorts made a motion to accept the minutes as presented. Roland Klee seconded and the motion passed unanimously.

2.4 Annual Meeting Schedule

- Town Clerk 2017 Schedule of Meetings January 1, 2017 through January 31, 2018 was presented to the Commissioners.

Wes Shorts motioned to approved the January 1, 2017 through January 21, 2018 schedule of meetings. Joseph Miller seconded and the motion passed unanimously.

2.5 Election of Secretary of Commission

- To be postponed to January 5, 2017

3. Public Hearing and Action on Application

3.1 Application [PZ-2016-20] of Richard Korris for a Site Plan Development/Special Permit to construct a Drive-Through Restaurant, a Retail Building and a Self Storage Facility at #129 & #145 Talcottville Road (Assessor's ID: Map #2, Block #0004, Lot/Parcel #0078).

- Town Planner Marina Rodriguez read the public notice into record.
- The following Town and Staff comments were submitted to record:
Town Planner 12/6/2016, Fire Marshal 12/6/2016, Wetlands Enforcement Officer 12/6/2016, Zoning Enforcement Officer 12/9/2016,
- Distributed at Meeting 12/15/2016:
Traffic Authority 12/9/2016, Traffic Authority Draft Minutes 12/8/2016, Design Review Advisory Commission 12/9/2016, North Central Health District 12/15/2016, Health District 12/12/2016, Town Engineer 12/15/2016, Fire Marshal Statement/Memo 12/15/2016, Memo from BL Companies RE: Special Permit List 12/15/2016
- Jeff Bord of Figure 8, LLC presented the Application on behalf of the Applicant Richard Korris.
- 95 Parking Spaces
- Board on Board Fence will be built from Self- Storage Building to Wendy's Building.
- Wetlands Conservation
- Trash collection will improve on site.
- 2002 Connecticut Erosion Guidelines will be followed.
- LED Fixtures with Light Shed Control will along perimeter- No Lights will be on the rear of Self Storage Facility.
- Landscaping will be upheld and will maintain vegetation along East of property.
- Additional Hydrant and Movement of original Fire Hydrant ***
- Property will accommodate Fire Truck movement as well as ** Large Truck movement throughout premises.
- Traffic Impact Study performed by BL Companies revised 10/2016 read into record by Town Planner.
- Sidewalk will be constructed.
- Maria Sanders of 6 Pleasant View Drive, Vernon, CT spoke in opposition of Application.
- Ann Letendre of 26 Gottier Drive, Vernon, CT spoke in opposition of the Application.
- Brian Wallace of Cambridge, Massachusetts spoke for of Self Storage Facility.
- Self-Storage Hours to be from Monday- Sunday 7am to 7pm.
- Self-Storage building will use Earth tones.
- Discussion ensued.

Wes Shorts made a motion to approve the Application of the Site Plan and the eight Special Permits noted and the addition of sidewalks. Susan Reudgen amended the motion to add that they comply with the stipulations with the North Central Conservation District, the Traffic Authority and anything that the State Traffic Authority recommendations and the Inland Wetland Commission stipulations. The motion passed unanimously. The Public Hearing ended 8:37pm.

3.2 Application [PZ-2016-18] Proposal for Text Amendment to Zoning Regulations Section 17.1 Alcoholic Liquors.

- Town Planner Marina Rodriguez read the Proposal for Text Amendment to Zoning Regulations Section 17.1 Alcoholic Liquors.
- The Town and Staff comments and review letter were mailed to the Planning and Zoning Commission
- Sean Gately spoke on behalf of the Proposal.

Susan Reudgen made a motion to accept the Text Amendment to add to Section 17.1.1 of the Zoning Regulations the following item: Item 4 - manufacturer of alcoholic liquors with onsite selling of their product as accessory to the manufacturing component for consumption onsite or offsite as permitted in the State of Connecticut Liquor Control Act with the stipulation to change alcoholic beverages to alcoholic Liquors. Wes Shorts seconded and the motion passed unanimously.

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

- Town Planner read email requesting Continuation of Application [PZ-2016-19]
- Commission to postpone Application to 01/05/2017.

4. Other Business / Discussion

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

Wes Shorts motioned to adjourn the meeting at 9:08pm. Susan Reudgen seconded and the motion passed unanimously.

Respectfully Submitted,



Cassandra Minor
Recording Secretary