

T.C.

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Meeting Minutes – APPROVED
Thursday, July 21, 2016
7:30pm
Probate Conference Room - First Floor
Memorial Building
14 Park Place, Vernon, CT

RECEIVED
VERNON TOWN CLERK
16 AUG 11 PM 2:32

1. Call to Order & Roll Call

- Meeting was called to order by Chairman Charles Bardes at 7:30 pm.
- **Regular members present:** Victor Riscassi, Wes Shorts, Roland Klee and Charles Bardes.
- **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 #4 "Other Business".

Victor Riscassi made a motion to accept the agenda as presented. Wes Shorts seconded the motion and the motion passed unanimously.

2.2 Communications received NOT related to agenda items.

- Letters to applicants regarding application actions from the Commission.
- A letter from the DOT with comments on application PZC 2016-02.

2.3 Acceptance of Minutes from the 5/5/16 PZC meeting.

Wes Shorts made a motion to accept the minutes from PZC 5/5/16. Victor Riscassi seconded the motion and the motion passed unanimously with one abstention from Roland Klee who was not present for the meeting.

2.4 Report from POCD Committee

- POCD Committee met on 6/2/2016 and Chairman Wes Shorts presented a report from the meeting and read the report into record.

Chairman Charles Bardes made a motion to accept the report as presented. Roland Klee seconded the motion. Town Planner Marina Rodriguez explained that the report was presented in the form of meeting minutes. Victor Riscassi seconded the amended motion and the motion passed unanimously.

2.5 Correction, scrivener's error on Zoning Map

- 39 River Street is currently in the PND zone on Vernon's Zoning map. The correct zoning designation for this parcel should be Historic District - Residential Commercial. This is a scrivener's error and will be corrected and a new zoning map will be re issued.

3. Public Hearings and Action on Applications

3.1 Application (PZ-2016-10) of Krause Realty Trust for an Amendment to the Vernon Zoning Regulations creating a new Zone Section 4.28 Automobile Dealership Overflow Parking Zone.

- Chairman Charles Bardes opened the Public Hearing at 7:45pm.
- Town Planner Marina Rodriguez read the Public Notice into record.
- The following Town & Staff comments were received:
 - Building Official 6/10/16, Wetlands Enforcement Officer 6/10/16, Town Engineer 6/10/16, Traffic Authority 6/13/16, Zoning Enforcement Officer 6/16/16, Fire Marshal 6/17/16, CRCOG 6/28/16 and Town Planner 7/14/16.
- Atty. Leonard Jacobs represented the applicant and presented the application.
- The application is for a text amendment to the Zoning Regulations not a Zone change.
- The amendment would make a new zone allowing auto dealers to park excess cars on a separate parcel of land.
- Town Planner Marina Rodriguez referenced the town planner's comments dated 7/14/16.
- A discussion ensued on the difference between making a zone change and making a zone amendment.
- Michael Ramsey, 149 Taylor Street, spoke in opposition of the application.
- Lois Layton, Vernon resident, spoke in opposition of the application.
- Town Economic Developer, Shaun Gately, clarified comments made by both commission members and public comment.
- Leonard Jacobs gave a rebuttal to the public comments.
- Town Planner Marina Rodriguez read into record an email received from Vernon resident Ann Letendre who spoke in opposition of the application.
- Chairman Charles Bardes closed the Public Hearing at 8:55pm.

Roland Klee made a motion to deny application (PZ-2016-10) stating that it is inconsistent with the Plan of Conservation and Development which discourages the encroachment of commercial uses into residential areas. Wes Shorts seconded the motion and the motion passed unanimously.

4. Other Business

4.1 Receipt of Application

4.1.1 Application (PZ-2016-12) of Walter Kacamarczyk for a special permit for an outdoor in ground fiberglass pool display area at 540 Talcottville Road (Assessor's ID: Map#08, Block #0024, Lot/Parcel #0005B).

- This application is tentatively scheduled for a Public Hearing on 8/18/16.

4.1.2 Application (PZ-2016-13) of Bill Wojnarowski for a special permit for reconfiguration of driveway access under section 15 removal of earth, sand and gravel at #187 Talcottville Road (Assessor's ID: Map #03, Block #0008, Lot/Parcel #00002).

- This application is tentatively scheduled for a Public Hearing on 8/18/16.

4.1.3 Application (PZ-2016-11) of Aaron Rychling for a special permit for a Recreational Activity Business (Escapatorium) at #500 Talcottville Road (Assessor's ID: Map #09, Block #15T, Lot/Parcel #216).

- This application is tentatively scheduled for a Public Hearing on 8/4/16.

Town Planner Marina Rodriguez will be asking Commissioners about vacation schedules to ensure a quorum for these meeting dates before finalizing the Public Hearings.

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 made a motion to adjourn the meeting. Victor Riscassi seconded the motion and the meeting adjourned at 9:08pm.

Respectfully Submitted,



Audrey Lanz
Recording Secretary