7.c.

Town of Vernon
Planning & Zoning Commission (PZC)
Thursday November 3, 2016
7:30 PM
Council Chambers, Third Floor
Vernon Town Hall, Memorial Building
14 Park Place
Rockville / Vernon, CT

DRAFT MINUTES

1. Call to Order & Roll Call

- Meeting was called to order by Chairman Charles Bardes at 7:33pm.
- Regular members present: Charles Bardes (Chairman), Roland Klee, Hector Reveron, Susan Reudgen, Victor Riscassi, Wes Shorts and Alternate Joseph Miller (sitting for Ronald Scussel)
- Staff present: Marina Rodriguez, Town Planner and Shaun Gately, Economic Development Coordinator
- 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"

- None

2.2 Communications received NOT related to Agenda items

- The approval letter to the applicant dated October 28, 2016 from the Commission was distributed regarding application PZC-2016-16 Special Permit use for a commercial recreational facility at 29 Naek Road that was approved at the October 20, 2016 meeting
- Marina Rodriguez noted for the record that Commissioners were sent an email with regard to the postponement of the October 26, 2016 Freedom of Information Commission meeting.
- Marina Rodriguez noted for the record that copies are available of the PZC vote from April 4, 1989 stating that Town owned properties are exempt from Town of Vernon Zoning regulations.
- Marina Rodriguez noted for the record that copies are available of the Aquifer Protection Overlay zone map regarding section 20 of the Town of Vernon Zoning Regulations.

2.3 Acceptance of Minutes of PZC 10/06/16 and 10/20/16

Victor Riscassi made a motion to approve the minutes with revisions from the October 6, 2016. Hector Reveron seconded the motion and it passed unanimously.

West Shorts made a motion to approve the minutes with revisions from the October 20, 2016 meeting. Susan Reudgen seconded the motion and it passed with the abstention of Roland Klee who was not in attendance.

2.4 8-24 Referral to Planning and Zoning for report on potential sale of Town Owned property at #97 Main Street, Talcottville.

- Discussion ensued regarding the intended use of the property after the sale

Roland Klee made a motion for approval of the sale of 97 Main Street conditioned on consistency with the Plan of Conservation & Development (POCD), zoning and historic regulations. Susan Ruedgen seconded the motion. After additional discussion and clarification, Victor Riscassi rejected the outstanding motion and moved to amend the motion to say "recommendation" rather than "approval"and say that "should the property be sold, its use is expected to be consistent with the POCD, zoning, and historic regulations". Roland Klee amended the motion accordingly. Susan Reudgen seconded the motion and it passed unanimously.

3. Public Hearing and Action on Application

- None

4. Other Business / Discussion

4.1 Receipt of Application

4.1.1 Proposal for Text Amendment to Zoning Regulations Section 17.1 Alcoholic Liquors

- Received a proposal to initiate a text amendment adding particular manufacturers of alcoholic beverages to the list of those exempt from separating distances. Economic Development Coordinator Shaun Gately presented the advantages of this initiative to allow economic marketing for brewery, wineries and distilleries. Discussion ensued.

Susan Reudgen made motion to set a public hearing date for the Commission to consider the text amendment at the December 15, 2016 PZC meeting. Joseph Miller seconded the motion and it passed unanimously.

4.2 Additional business to be considered under agenda item #4 "Other Business"

Chairman Bardes thanked Victor Ricassi, who is moving to Florida, for his service on the Commission.

5. Adjournment

Victor Riscassi made a motion to adjourn meeting at 7:46pm. Wes Shorts seconded and the motion passed unanimously.

Respectfully Submitted,

Cassandra Minor
Recording Secretary