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TOWN OF VERNON
Planning & Zoning Commission (PZC)
Meeting Minutes – *APPROVED*
Thursday, March 17, 2016
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:** Roland Klee sitting in for Hector Reveron, Wes Shorts, Ronald Scussel 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 #5 "Other Business".

No additional business

2.2 Communications received NOT related to agenda items.

No communications received

2.3 Acceptance of Minutes from the 3/3/16 PZC meeting.

- Town Planner Marina Rodriguez had two corrections to be made:
- Add Town Engineer David Smith as an attendee.
- The motion on pg. 3 has a date that needed to be changed.

Wes Shorts made a motion to accept the minutes from PZC 3/3/16 as corrected. Roland Klee seconded the motion and the motion passed unanimously.

2.4 Request for Extension of Time for J.H. Scelza, Bridlewood Condominiums at #75 Hyde Avenue.

- Attorney Leonard Jacobs spoke on behalf of the applicant.
- The applicant is asking for an extension as there are 11 buildings that still need to be built.

Chairman Charles Bardes made a motion to grant the extension with a start date of 9/1/2015 as the original time frame of completion ended on 8/31/2015. The extension will end on 8/31/2017. Ronald Scussel seconded the motion and the motion passed unanimously.

3. Public Hearings and Action on Applications

3.1 Application (PZ-2016-02) of Leung Ching Kwok for a special permit / site plan of development at #206 Talcottville Road (Assessor's ID: Map #10, Block # 152, Lot / Parcel #37).

- Chairman Charles Bardes opened the Public Hearing at 7:38pm.

- Town Planner Marina Rodriguez read the Public Notice into record.
- Town Planner Marina Rodriguez read into record the list of Staff & Commission comments that were received. They are as follows:
  - Town Planner comments received - 3/9/2016
  - Wetlands Enforcement Officer comments received - 1/28/16
  - Fire Marshal comments received - 1/28/16
  - Building Official comments received - 1/29/16
  - Health District comments received - 2/1/16
  - Zoning Enforcement Officer comments received - 2/2/16
  - Town Engineer comments received - 3/10/16
  - Design Review comments received - 3/3/16
  - NCCD comments received - 3/16/16 & distributed to PZC on 3/17/16
  - Traffic Authority is still pending review
- Joel Fuller, site plan surveyor, gave an overview of the site plan.
- The application is for a mixed use commercial building with 8,000 square feet of space.
- The lot is 1.16 acres and will have 51 parking spaces.
- Of those 51 spaces, 3 are marked for handicap spaces, 1 for truck unloading and 7 will be pervious pavement spots.
- The applicant received a wetlands permit.
- New site plans, as of 3/17/16, were handed into record.
- The new site plans show a wider entrance for two exit lanes.
- Because of the wider entrance the stores signage was also moved.
- Daryl Wiggett, 5 Jakes Way, spoke with concern about the lighting spilling over into neighboring residences, the increase in noise, smells coming from the planned restaurant and people cutting through yards to get to the site.
- Ann Letendre, 29 Gottier Drive, spoke with the same concerns as Daryl Wiggett and would like to see a fence go up around the new site to keep people from cutting through the residential properties.
- Ann Letendre would also like the applicant to meet with the neighbors to discuss the as fore mentioned concerns.
- Joel Fuller gave rebuttal comments and passed out the lighting plan.
- Full cut off lights will be used so that no lighting is spilled onto the neighboring residences.
- Project architect, Hans Hansen, entered the meeting at 8:05pm.
- Project architect, Hans Hansen, gave an overview of the landscaping plan.
- Joel Fuller and Hans Hansen agreed to meet with the neighbors and applicant to discuss concerns of lighting, noise and smells.

Ronald Scussel made a motion to continue the Public Hearing for Application (PZ-2016-02) until the April 21 PZC meeting since traffic comments have not been received by the Commission. Wes Shorts seconded the motion and the motion passed unanimously.

3.2 Application (PZ-2016-05) of Arno Groot (Union Church) for a special permit to replace interior of the existing sign at #3 Elm Street (Assessor's ID: Map #23, Block #106, Lot / Parcel #00014).

- Chairman Charles Bardes opened the Public Hearing at 8:15pm.
- Town Planner Marina Rodriguez read the Public Notice into record.
- Town Planner Marina Rodriguez read into record the list of Staff & Commission comments that were received. They are as follows:
- Town Planner comments received - 3/10/2016

- Wetlands Enforcement Officer comments received - 3/7/16
- Fire Marshal comments received - 3/7/16
- Health District comments received - 3/10/16
- Zoning Enforcement Officer comments received - 3/8/16
- Town Engineer comments received - 3/7/16
- The Building Official gave no comment
- Design Review Commission, Traffic Authority, North Central Conservation District and the Conservation Commission were not applicable for this application.
- Arno Groot, Facilities Coordinator for Union Church, gave an overview of the application.
- The Church would like to replace their existing sign with an updated LED monitor where the message can be changed from inside the Church.
- The existing sign requires someone to go outside and stand on a stone wall to change the message. This is a safety concern in the snow and ice and is time consuming.
- The new sign would have a black background with white lettering. There will be no flashing signs, colors or movement.
- Lisa Perry, 61 Orchard Street, spoke in favor of the new sign.
- Ray Dupree, retired pastor for Union Church, spoke in favor of the new sign.
- Brent Carl, Pastor of Union Church, spoke in favor of the new sign.
- The sign needs to conform to historical rules as the building is a historical landmark.
- The application has not gone before the Historical Commission.

Wes Shorts made a motion to continue the Public Hearing for Application (PZ-2016-05) until the April 21 PZC meeting pending review of the application by the Historical Commission. Roland Klee seconded the motion and the motion passed unanimously.

4. Other Business

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

Roland Klee made a motion to adjourn the meeting and Wes Shorts seconded the motion. Motion passed unanimously and the meeting was adjourned at 8:35pm

Respectfully Submitted,

Audrey Lanz

Audrey Lanz
Recording Secretary