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TOWN OF VERNON
Planning & Zoning Commission (PZC)
Meeting Minutes – *APPROVED*
Thursday, April 21, 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 7:32 pm.
- **Regular members present:** Roland Klee sitting in for Peter Hobbs, Susan Reudgen, Ronald Scussel, Hector Reveron, Victor Riscassi, Wes Shorts 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".

- The Zoning Regulations Handbook with the latest amendments to be handed out.
- Review of the POCD

Wes Shorts made a motion to accept the agenda as amended. Susan Reudgen seconded the motion and the motion passed unanimously.

2.2 Communications received NOT related to agenda items.

- A letter from the Freedom of Information Commission in regards to a violation received from Michael Winkler against the PZC.
- A letter was received from the DOT in regards to an encroachment permit for #47 Main Street.

2.3 Acceptance of Minutes from the 4/7/16 PZC meeting.

- Chairman Charles Bardes reworded bullet point #17 under section 3.1 Application (PZ-2016-04).
- Town Planner Marina Rodriquez added a sentence to the motion made by Chairman Charles Bardes on the Capital Improvement Plan.

Victor Riscassi made a motion to accept the minutes from PZC 4/7/16 as amended. Susan Reudgen seconded the motion and the motion passed unanimously with one abstention from Wes Shorts who was not at the 4/7/16 meeting.

3. Public Hearings and Action on Applications

3.1 Sidewalk Waiver Request for Application (PZ-2016-04) of Swiss Laundry of Rockville, Inc. for a modification of an approved site plan & site plan of development / special permits for an expansion of the existing Swiss Laundry at #4 & #6 Regan Street (Assessor's ID: Map #22, Block #41, Lot / Parcel #3 and Map #22, Block #41, Lot / Parcels #17 & 18)

The Commission had a discussion about the sidewalk waiver and public safety on Regan Street with and without a sidewalk.

Chairman Charles Bardes made a motion to approve the sidewalk waiver. Hector Reveron seconded the motion and the motion was denied with a 4 - 1 - 2 vote. Susan Reudgen and Ronald Scussel voted against the request and Wes Shorts abstained as he was absent from the last meeting.

3.2 Continued hearing for 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 continued the Public Hearing at 7:50pm.
- Town Planner Marina Rodriquez read the Traffic Report in to record.
- Joel Fuller, Land Surveyor, re reviewed the site plan with the commission and answered any questions from the commission.
- Rob Baltramaitis, Traffic Engineer, answered questions about taking a left hand turn out of the site and onto Route 83 and the delays and safety of taking a left hand turn onto Route 83.
- Joel Fuller assured the commission that using the adjoining residential property as a walk through to the commercial site would be difficult as there are culverts and thorn bushes in the way.
- No additional public comments were made.
- Chairman Charles Bardes closed the Public Hearing at 8pm.

Chairman Charles Bardes made a motion to approve the application. Ronald Scussel seconded the motion and the motion passed with one denial from Victor Riscassi and an abstention from Susan Reudgen who was not present for the previous public hearing.

3.3 Continued Hearing for 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 0106, Lot/Parcel #00014)

- Chairman Charles Bardes continued the Public hearing at 8:02pm.
- Town Planner Marina Rodriquez read into record a letter from the Historic Properties Commission.
- Arno Groot, Union Church, was present for the Public hearing.
- No additional public comments were made.

Victor Riscassi made a motion to approve the application. Wes Shorts seconded the motion and the motion passed unanimously with one abstention from Susan Reudgen who was not present for the first public hearing.

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.

- According to the PZC by-laws a subcommittee needs to meet to review Vernon's POCD and the State POCD to make sure they are in line with each other.

- Wes Shorts will be chairing the committee with Susan Reudgen and Roland Klee as members.

5. Adjournment

Wes Shorts made a motion to adjourn the meeting. Susan Reudgen seconded the motion and the meeting adjourned at 8:10pm.

Respectfully Submitted,

Audrey Lanz
Recording Secretary