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**TOWN OF VERNON**
**Planning & Zoning Commission (PZC)**
**Meeting Minutes – *DRAFT***
**Thursday, January 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 7:30 pm.
- **Regular members present:** Susan Reudgen, Peter Hobbs, Charles Bardes, Victor Riscassi, Ron Scussel, Hector Reveron and Roland Klee sitting in for Wes Shorts.
- **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".

Chairman Charles Bardes made a motion to accept the agenda as presented. Peter Hobbs seconded the motion and the motion passed unanimously.

### 2.2 Communications received NOT related to agenda items.

- CT Landscape Architect Fall 2015 newsletter.

### 2.3 Acceptance of Minutes from the 12/17/15 PZC meeting.

- Acceptance of minutes is tabled until the next scheduled PZC meeting on 2/4/16.

### 2.4 Election of Officers for 2016

- Victor Riscassi nominated Charles Bardes for Chairman. Peter Hobbs seconded and Charles Bardes was elected unanimously.
- Charles Bardes nominated Wes Shorts for Vice Chairman. Ron Scussel seconded and Wes Shorts was elected unanimously.
- Ron Scussel nominated Victor Riscassi for Secretary. Peter Hobbs seconded and Victor Riscassi was elected unanimously.

The newly elected officials will start their duties at the next regularly scheduled PZC meeting.

## 3. Public Hearings and Action on Applications

### 3.1 Application (PZ-2015-17) of Leonard Jacobs for a Zone Amendment to the Regulations for Mixed Commercial & Multi Family use.

- Chairman Charles Bardes opened the public hearing at 7:37pm.
- Town Planner Marina Rodriguez read into record the Public Notice.

- A notice of the Public Hearing was sent to CRCOG and surrounding towns.
- Attorney Leonard Jacobs presented the application.
  - Add section 4.9.4.25 entitled 'Mixed Commercial and Multi-Family Use'.

    On a parcel containing a minimum lot area of 10 acres, provided at least 25% of the total lot area is reserved for commercial development, then multi-family development shall be permitted on said parcel subject to the following:

    A. The portion of the lot devoted to multi-family use must comply with section 4.7.5 and section 4.7.6 of the Vernon Zoning Regulations.

    B. Multi-family structures shall be entirely serviced by public sewers.

    C. Multi-family structures shall be entirely serviced by public water.

    D. Both the portion of the lot to be used for multi-family use and the portion of the lot to be used for commercial development must be clearly identified on the plans that are submitted for approval.

    E. A development made pursuant to this section may allow the multi-family portion of the lot and the commercial portion of the lot to share all utilities and all driveways providing access to lot.

- No comments were heard from the public.
- Town Planner Marina Rodriguez presented an amendment to the proposed change.
  - Section 4.9 Commercial

    4.9.4 Special Permits

    4.9.4.1 Mixed residential / commercial…

    Mixed commercial and multi-family uses provided at least 25%of the total lot area is reserved for commercial development, then multifamily development shall be permitted on said parcel subject to the following:

    A. The portion of the lot devoted to multi-family use must comply with Section 4.7.5 and Section 4.7.6 of the Vernon Zoning Regulations.

    B. The site shall be entirely serviced by public sewers and by public water.
  - The amendment could also be modified to be more inclusive by eliminating the 10 acre minimum lot area for such use.
- A discussion ensued on keeping a minimum acreage per lot.
- Leonard Jacobs gave closing comments and answered the commission's questions.
- Chairman Charles Bardes closed the Public Hearing at 8:15pm.

Peter Hobbs made a motion to accept the application with the amendments made by Town Planner Marina Rodriguez and to set the minimum lot size at 5 acres. Ron Scussel seconded the motion and the motion passed unanimously.

## 4. Other Business

### 4.1 Receipt of Application

**4.1.1 Application (PZ-2016-01) of Talbott Partners, LLC for a site plan / special permit to construct a multi-family housing facility / commercial project at #241 & #253 Talcottville Road (Assessor's ID: Map #10, Block #0004, Lot/Parcel #0009B & Map #03, Block #0004, Lot/Parcel #00009)**

Chairman Charles Bardes made a motion to hold the Public Hearing for Application (PZ-2016-01) at the February 18 PZC meeting. Ron Scussel seconded the motion and the motion passed unanimously.

**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.**

- The PZC Special Meeting on 1/28/16 has been rescheduled to 2/11/16 at 7:30pm. Town Planner Marina Rodriguez will let the Commission know which room it will be held in.

## 5. Adjournment

Susan Reudgen made a motion to adjourn the meeting. Peter Hobbs seconded the motion and the motion passed unanimously. The meeting adjourned at 8:20pm.

Respectfully Submitted,

Audrey Lanz

Audrey Lanz
Recording Secretary