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TOWN OF VERNON
Planning & Zoning Commission (PZC)
Meeting Minutes – *DRAFT*
Thursday, March 3, 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:** Victor Riscassi, Roland Klee sitting in for Hector Reveron, Wes Shorts, Peter Hobbs, Susan Reudgen, Ronald Scussel and Charles Bardes.
- **Staff Present:** Town Planner Marina Rodriguez and Shaun Gately, Economic Developer.
- **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".

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

2.2 Communications received NOT related to agenda items.

None

2.3 Acceptance of Minutes from the 2/18/16 PZC meeting.

Wes Shorts made a motion to accept the 2/18/16 PZC minutes. Peter Hobbs made an amendment to the minutes on page three bullet point #10, stating that the floor plans where never handed out so that line should be stricken from the minutes. Ron Scussel seconded the amended motion and the motion passed.

2.4 8-24 Referral for Jose Correia for a driveway easement located at #95 and #87 Trout Stream Drive.

- Jose Correia spoke on his behalf and explained the reason for the easement.
- The parcel of land in question is a 200 foot easement and the only way to get vehicles to and from the garage on Jose's land.
- A discussion ensued on a memo dated May 2014 that states the approval of granting the easement. The memo was never signed and made official.
- A discussion ensued on a sentence in the memo which states '.....the aforesaid easement has been granted for any uses and purposes which do not interfere with the use thereof by the grantee, his heirs, successors, and assigns, in fulfilling the purpose for which this easement is granted.'

Chairman Charles Bardes made a motion to approve the easement with unrestricted Town and Public Access. Roland Klee seconded the motion with the following discussion to have a small sign placed at the entrance of the easement stated unrestricted access to the Public for the remainder of the site. Chairman Charles Bardes amended his motion to grant the

easement and have a sign posted stating unlimited / unrestricted Town access and unlimited Public access. Motion passed unanimously.

3. Public Hearings and Action on Applications

3.1 Continued hearing for Application (PZ-2016-01) of Talbott Partners, LLC for a Site Plan / Special Permit to construct a multifamily 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 continued the Public Hearing at 8:05pm.
- Attorney Leonard Jacobs gave opening comments and an overview of comments from the Town Officials.
- Attorney Leonard Jacobs reviewed the questions that had been submitted to the Town Planner in regards to this application.
- Patrick O'Leary, Project Engineer from VHB, re reviewed the site plans with the Commission.
- Patrick O'Leary handed floor plans into the record.
- The floor plans show a small storage space for each apartment. The space can be utilized for storage of smaller items such as luggage, holiday decorations, etc. The space is not intended for large items such as furniture.
- A lighting plan was elaborated on and handed into record.
- Patrick O'Leary marked on the site plan the access to the Hockanum River trail.
- Ann Letendre, Gottier Drive Vernon, read a statement from the Friends of the HRLP in favor of the application.
- George Arthur, 79 Baker Rd, read a statement from the HRLP Town Committee in favor of the application.
- Ann Harbor, 41 Sunset Terr., spoke with concern to the increase in traffic the application would bring.
- Patrick O'Leary gave rebuttal comments on the traffic increase.
- Chairman Charles Bardes closed the Public Hearing at 8:57pm.

Chairman Charles Bardes called for a 10 minute recess.
Chairman Charles Bardes resumed the meeting at 9:07pm.

A discussion ensued on how to make an approval motion with all the special permits listed and whether a letter with the motion and all the special permits should be drafted and then voted upon.

Peter Hobbs made a motion to approve the application and to draft a motion letter. Motion did not go to vote.

Susan Reudgen made a motion that listed all of the special permits for the application. Wes Shorts seconded the motion and the motion went to discussion. Roland Klee made an amendment to the motion to include the HRLP stipulations as stated and to include the easement to the Town of Vernon. A discussion ensued on the motion. Wes Shorts seconded the motion as amended. The motion passed unanimously with one abstention from Victor Riscassi as he was not present for the full public hearing.

3.2 Application (PZ-2016-03) of Kaplan Millworks, LLC for a Special Permit / Site Plan of Development at #161 & #200 West Main Street (Assessor's ID: Map #22, Block #58, Lot/Parcel #13 and Map #22, Block #59, Lot / Parcel #1).

- Commissioner Peter Hobbs excused himself from this application.
- Chairman Charles Bardes opened the public hearing at 9:18pm.
- Town Planner Marina Rodriguez read the public notice into record.
- Attorney Leonard Jacobs presented the application and introduced Eric Peterson, engineer with Gardiner, Peterson & Assoc.
- Eric Peterson, project engineer, gave a site plan overview.
- #161 West Main Street will be converted into a parking lot and outdoor display.
- #200 West Main Street property has 10 buildings, 4 of which are being renovated and used at this time. The buildings being used are Building #2, #3, #4 & #8.
- Building #2 is proposed to be used as a loading dock.
- Building #3 is proposed to be a restaurant, motorcycle repair shop, motorcycle sales & show room.
- Building #4 is proposed to be motorcycle restoration and museum.
- Building #8 is proposed to house a construction company and its offices.
- Eric Peterson handed into record information on the lighting to be used and explained the lighting layout around the property.
- Because the mills are a historic property, the State Historical Society has final say on designs and renovations.
- A discussion ensued on what the outside displays will consist of.
- A discussion ensued on the special permits being applied for and what buildings they pertain to.
- Questions arose on the parking lot at #161 West Main Street and the reason for not adding curbs around the perimeter. Applicant Ken Kaplan answered those questions.
- Robert Felber, 224 South Street, spoke in favor of the application.
- Chairman Charles Bardes closed the Public Hearing at 10pm.

Wes Shorts made a motion to approve the application, special permits memo dated 2/25/2016 and the toxic materials memo dated 2/25/2016. Susan Reudgen 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

Ronald Scussel made a motion to adjourn the meeting. Susan Reudgen seconded the motion and the motion passed unanimously. The meeting adjourned at 10:05pm.

Respectfully Submitted,

Audrey Lanz

Audrey Lanz
Recording Secretary