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Planning & Zoning Commission (PZC)
Approved Minutes
Thursday June 15, 2017
7:30 PM
Council Chambers, Third Floor
Vernon Town Hall, Memorial Building
14 Park Place
Rockville / Vernon, CT

1. Call to Order & Roll Call

- Meeting was called to order by Chairman Charles Bardes at 7:35pm.
- Members present: Charles Bardes (Chairman), Wes Shorts, Susan Reudgen, Roland Klee, Ronald Scussel, and alternate Joseph Miller (sitting for Hector Reveron)
- Members Absent: Hector Reveron
- Staff present: Marina Rodriguez, Town Planner and David Smith, Town Engineer
- 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

- Town Planner Marina Rodriguez noted that the latest amended Planning and Zoning bylaws were distributed to the Commission and an electronic copy will be sent to each member and requested comments or corrections after review.
- The withdrawal letter for application PZ-2017-01, Subdivision Application for 243 & 253 Talcottville Road, which was read into the record on May 18, 2017, was provided to members.

2.3 Acceptance of Minutes

Wes Shorts motioned to approve the minutes from the May 18, 2017. Susan Reudgen seconded the motion and the motion passed unanimously.

3. Public Hearing and Action on Application

3.1 Application [PZ-2017-03] of Anthony Pugliese for a Special Permit for fill at #214 South Street (Assessor's ID: Map #39, Block #0621, Lot/Parcel #0094).

- Town Planner Marina Rodriguez read the legal notice into record that was published on June 3, 2017 and June 10, 2017.
- Abutters were mailed notification on June 6, 2017.
- The following Town and staff comments were submitted to record: Wetlands Enforcement Officer: May 19, 2017; Traffic Authority: May 19, 2017; Building Official: May 22, 2017; Zoning Enforcement Officer: May 24, 2017; Fire Marshall: May 25, 2017; Town Engineer: June 8, 2017; Town

Planner: June 8, 2017; North Central District Health Department: June 13, 2017. A copy of NCDHD comments was provided to members.

- A letter was received in Planning and Zoning on June 13, 2017 in favor of Special Permit from Nancy Steffens and Robert Felber of 224 South Street, Vernon CT and was provided to members.
- Victor Serrambana, Jr., Licensed Professional Engineer and President of VMS Construction Company of 44 Edgewood Road, Glastonbury, CT presented the Application and spoke on behalf of Applicant, Anthony Pugliese.
- The stamped drawing provided with the application with job name "214 South Street" and dated 4/5/17 was presented and reviewed.
- The property lines have been staked and established by Gardner and Peterson, although not to A2 standards.
- The fill will be added to front yard to make a more level and workable space.
- The work will be completed during the South Street road project, so that disruption will not be extended any longer for neighbors with work commencing simultaneously.
- The plan is to complete by fall seeding season.
- Abutting properties will not be subject to flooding and there will be no trees removed.
- Source of soil for fill will be from the South Street road project and meets DEEP clean fill standards
- The existing 576 and 578 contour lines will be leveled to 580 with 2' to 8' maximum fill with no areas higher than driveway.
- No changes to existing septic system and precautions are being made to avoid damage during construction process.
- No changes are being made to trees or shrubs that affect abutters view .
- Abutter Robert McNeilly of 218 South Street spoke in approval of the Application.
- Public hearing closed at 7:57pm

Susan Reudgen motioned to accept the Application [PZ-2017-03]. Joseph Miller seconded the motion and it passed unanimously.

4. Other Business / Discussion

4.1. Receipt of Application

4.1.1 Application for Special Permit/Site Plan Approval for 25 Terrace Drive.

- The application was received on June 1, 2017

Chairman Charles Bardes called for the Public Hearing to be scheduled on July 6, 2017 and it was approved 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.

- None.

5. Adjournment

Susan Reudgen motioned to adjourn the meeting at 8:02pm. Roland Klee seconded the motion and it passed unanimously.

Respectfully Submitted,

Cassandra Minor
Recording Secretary