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Town of Vernon
Planning & Zoning Commission (PZC)
Approved Minutes
Thursday, August 17, 2017, 7:30 p.m.
Council Chambers, Third Floor
Vernon Memorial Building
14 Park Place
Rockville/Vernon, CT

1. Call to Order and Roll Call

Chairman Charles Bard called the meeting to order at 7:30 p.m. Other members present were Susan Reudgen, Roland Klee, and Alternate Joseph Miller (sitting for Ronald Scussel). Members absent were Wes Shorts, Hector Reveron, and Ronald Scussel. Staff member present was Marina Rodriguez, Town Planner.

2. Administrative Actions/Requests

2.1 Amendment/Adoption of Agenda – Additional business to be considered under agenda item #5.2 “Other Business”
None

2.2 Communication received NOT related to Agenda Items
None

2.3 Acceptance of Minutes
Susan Reudgen made a motion seconded by Joseph Miller to accept the minutes of August 3, 2017, as presented. Motion carried unanimously, with one abstention.

3. Public Hearing and Action on Application

3.1 Application [PZC-2017-06] of Talbott Partners, LLC for a Modification of a Site Plan of Development and a Special Permit associated with Commercial & Multi-family housing activities at #243 & #253 Talcottville Road (Assessor’s ID: Map #10, Block #0004, Lot/Parcel #0009B and Map #03, Block #0004, Lot/Parcel #0009)

Town Planner read into the record the public notice published in the *Journal Inquirer* on August 5, 2017, and August 12, 2017. Abutter’s notice of the hearing was sent August 9, 2017. Town Planner also added to the record a memo from Town Planner dated August 8,

2017, and noted that she met on August, 9 2017, with development staff to review material on the modifications that were submitted. No objections from development staff were given to the materials as presented.

Patrick O'Leary, Principal Engineer of VHB of Wethersfield, distributed graphics and reviewed updates and approvals to the project; he also presented applicant's request for minor modifications to site plan and discussed the modifications to the buildings' footprints and parking spaces/car ports. Discussion took place.

Chairman Bardes invited public comments. None were given. Public Hearing was closed at 8:50 p.m.

Roland Klee made a motion seconded by Susan Reudgen to approve modifications of Site Plan of Development and a Special Permit associated with Commercial & Multi-family housing activities at #243 and #253 Talcottille Road, Application [PZC-2017-06]. Motion passed unanimously.

4. Action

4.1 Pending action on Application [PZC-2017-07] of Jason DiZenzo for a Special Permit to bring in fill at High Manor Park, #1018 Hartford Turnpike (Assessor's ID: Map #38, Block #68, Lot/Parcel #17)

Town Planner noted on the record that staff comments were reviewed and, per PZ Commission's request, drafted a list of conditions that were included in the packet. The draft list of conditions dated August 9, 2017, was explained referencing Section 15 of the zoning regulations. Town Planner also noted the site plan had additional ink and highlighted markings that were not added by Gardner & Peterson.

Commission reviewed the draft list of conditions provided by Town Planner and requested to modify #1 last bullet to read "The above to be reviewed and approved by the Town Engineer."

Susan Reudgen made a motion seconded by Joseph Miller to approve application [PZ-2017-05] for a Special Permit Application for fill at #1018 Hartford Turnpike, due to the nature of application coming to Commission because of a zoning violation, approval is made with the stipulation that Applicant meet the 11 conditions, with the modification "reviewed and approved," listed on the August 9, 2017, memo prepared by Town Planner for the Planning & Zoning Commission. Motion carried unanimously.

5. Other Business/Discussion

5.1 Receipt of Application

5.1.1 Application [PZ-2017-07] of Brenda Wagstaff For a Special Permit for a church at #33 West Main Street (Assessor's ID: Map #40, Block #90, Lot/Parcel #02)

Town Planner recommended that the Public Hearing on [PZ-2017-07] be scheduled for September 21, 2017. All concur.

5.2 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

6. Adjournment

Chairman Bardes made a motion seconded by Susan Reudgen to adjourn at 8:14 p.m. Motion carried unanimously.

Respectfully Submitted,



Cassandra Minor
Recording Secretary