

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

APPROVED MINUTES

1. Call to Order & Roll Call

- Meeting was called to order by Chairman Charles Bardes at 7:32pm.
- Regular members present: Charles Bardes (Chairman), Roland Klee, Ronald Scussel, Wes Shorts, Susan Reudgen and Alternate Joseph Miller (sitting in for vacant seat)
- Staff present: Marina Rodriguez, Town Planner
- Recording secretary: Cassandra Minor

Chairman Bardes stated that Hector Reveron has resigned from the commission.

2. Administrative Actions / Requests

2.1 Amendment / Adoption of Agenda - Additional business to be considered under agenda item #4 "Other Business"

- 4.2.1 - Public Act No. 17-155: AN ACT CONCERNING TEMPORARY HEALTH CARE STRUCTURES was added by Town Planner Marina Rodriguez
- 4.2.2 - The Notice of Opportunity to Comment on Draft 2018-2023 Connecticut Conservation and Development Polices Plan was received from Capitol Region Council of Governments was added by Town Planner Marina Rodriguez
- 4.2.3 - Discussion regarding the ongoing residential noise complaint was added by Commissioner Wes Short

2.2 Communications received NOT related to Agenda items

- None.

2.3 Acceptance of Minutes

Susan Reudgen motioned to accept the minutes as amended from the August 17, 2017 meeting. Roland Klee seconded and the motion passed with Wes Shorts and Ronald Scussel abstaining.

3. Public Hearing and Action on Application

3.1 Application [PZ-2017-07] of David Olender for a Zone Change from R-22 to Industrial at #118 Loveland Hill Road (Assessor's ID: Map #7, Block #26, Lot/Parcel #7).

- Town Planner Marina Rodriguez read the public notice into record.
- Abutter notices were mailed notification August 30, 2017.

- The following Town and staff comments submitted to record: Zoning Enforcement Officer: August 7, 2017; Fire Marshal: August 7, 2017; Building Official: August 7, 2017; Traffic Authority: August 8, 2017; Wetlands Enforcement Officer: August 8, 2017; Central Health District: August 24, 2017; Town Planner: August 24, 2017; Town Engineer August 25, 2017.
- Attorney David Barry of Jacobs, Walker, Rice and Barry, Manchester spoke on behalf of the applicant.
- Eric Peterson of Gardner & Peterson Associates, Tolland spoke on behalf of the applicant.
- Discussion ensued.
- Public hearing closed at 7:51pm with no public comments

Chairman Charles Bardes motioned that application [PZ-2017-07] be denied because it is in conflict with the Town of Vernon Plan of Conservation and Development, it created problems with splitting the site into two zones and the industrial portion would be about half the minimum area requirement for Industrial use. Wes Shorts seconded the motion and the motion passed unanimously.

4. Other Business / Discussion

4.1. Receipt of Application

4.1.1 Application from Town of Vernon Economic Development Coordinator for a Text Amendment to the Town of Vernon Zoning Regulations to change Zone R-27 to allow adaptive re-use as a Special Permit in R-27 Zone.

Town Planner Marina Rodriguez explained that due to required referral being sent to Capitol Region Council of Governments 30 days prior to Public Hearing date, the Public Hearing can be scheduled as early as October 05, 2017.

Ronald Scussel made a motion seconded by Susan Reudgen to set the Public Hearing for October 19, 2017. Motion carried.

4.1.2 Application from Miela Gruber for a Special Permit for home occupation at 103 Union Street (HD-RC Zone) for Naturopathic Physician business

Ronald Scussel made a motion seconded by Susan Reudgen to set the Public Hearing for October 5, 2017. Motion carried.

4.1.3 Application from Phil Wilson for vehicle dealership at 723 Talcottville Road for Site Plan Development and Special Permits.

Ronald Scussel made a motion seconded by Susan Reudgen to set the Public Hearing for October 5, 2017. Motion carried.

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.

4.2.3 – Residential Noise Complaint

The Commission discussed adding to the agenda discussion regarding the ongoing noise complaint in residential area. This item to be on the October 5, 2017 agenda and the Zoning Enforcement Officer, Andy Marchese, will be invited to the meeting.

4.2.1 –Public Act No. 17-155: AN ACT CONCERNING TEMPORARY HEALTH CARE STRUCTURES

Town Planner Marina Rodriguez distributed copies of the Public Act and it was discussed. Municipalities are allowed to opt out of this legislation.

Ronald Scussel made a motion seconded by Susan Reudgen to schedule Public Hearing for October 5, 2017. Motion passed unanimously.

4.2.2 – The Notice of Opportunity to Comment on Draft 2018-2023 Connecticut Conservation and Development Polices Plan

Marina Rodriguez distributed the notification of the Public Hearing for our area that is scheduled for Thursday, September 14, 2017 at 7:00pm, West Hartford Town Hall, Room 400 and summarized what affects the Vernon area.

5. Adjournment

Susan Reudgen made a motion seconded by Joseph Miller to adjourn at 8:30pm. Motion carried unanimously.

Respectfully Submitted,



Cassandra Minor
Recording Secretary