

7110

**Planning & Zoning Commission (PZC)
Approved Minutes
Thursday October 19, 2017
7:30 PM
Council Chambers, Third Floor
Vernon Town Hall, Memorial Building
14 Park Place
Rockville / Vernon, CT**

RECEIVED
VERNON TOWN CLERK
17 NOV 27 AM 10:30

1. Call to Order & Roll Call

- Meeting was called to order by Chairman Charles Bardes at 7:31pm.
- Regular members present: Charles Bardes (Chairman), Wes Shorts, Roland Klee, Susan Reudgen, Ronald Scussel
- Members absent: Joseph Miller
- Staff present: Marina Rodriguez, Town Planner
Shaun Gately, Economic Development Coordinator
- Recording secretary: Kathleen Minor

2. Administrative Actions / Requests

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

Ronald Scussel motioned to accept the agenda as written. Wes Shorts seconded and the motion passed unanimously.

2.2 Communications received NOT related to Agenda items

- None

2.3 Acceptance of Minutes from October 5, 2017 meeting

Ronald Scussel motioned to accept the minutes with corrections. Susan Reudgen seconded and the motion passed unanimously.

3. Public Hearing and Action on Application

3.1 Application [PZ-2017-09] of Town of Vernon EDC for a Text Amendment to Zoning Regulation to add Adaptive Re-Use as Special Permit in the R-27 Single Family Residential Zone.

- Town Planner Marina Rodriguez read into record the public notice that was published in the Journal Inquirer on October 7, 2017 and October 14, 2017.
- The Application was referred as required to the Capital Region Council of Governments on September 11, 2017.
- The Capital Region Council of Governments comments dated September 15, 2017 were read into the record.
- The following Town and staff comments submitted to record: Wetlands Enforcement Officer: September 13, 2017; Zoning Enforcement Officer:

September 14, 2017; Traffic Authority: September 14, 2017; Fire Marshal: September 18, 2017; North Central District Health Department: September 29, 2017; Town Engineer: September 28, 2017; Town Planner: October 10, 2017; Local Historic Property Commission/Chairman Robert Hurd: October 18, 2017.

- Shaun Gately, Economic Development Coordinator spoke on behalf of the proposed Text Amendment; discussion ensued.
- The Public Hearing was closed at 7:48pm with no public comments.

Roland Klee motioned that Application [PZ-2017-09] for a Text Amendment to Zoning Regulation to add Adaptive Re-Use as Special Permit in the R-27 Single Family Residential Zone be approved. Susan Reudgen seconded and the motion passed unanimously.

4. Other Business / Discussion

4.1 Receipt of Application.

- Application [PZ-2017-17] for a Zone Change R-27 to PRD at 942 Hartford Tpke.

Chairman Charles Bardes called for the Public Hearing to be held on November 16, 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

Wes Shorts motioned to adjourn the meeting at 7:50pm. Susan Reudgen seconded and the motion passed unanimously.

Respectfully Submitted,

Kathleen Minor
Recording Secretary