

T.C.

**Planning & Zoning Commission (PZC)
Thursday November 16, 2017
7:30 PM
Council Chambers, Third Floor
Vernon Town Hall, Memorial Building
14 Park Place
Rockville / Vernon, CT**

RECEIVED
VERNON TOWN CLERK
18 FEB -5 AM 10:59

APPROVED MINUTES

1. Call to Order & Roll Call

- Meeting was called to order by Chairman Charles Bardes at 7:30pm.
- Regular members present: Chairman Charles Bardes, Susan Reudgen, Wes Shorts, and Roland Klee.
- Alternate Member: Iris Mullan sitting for Joseph Miller
- Absent Members: Ronald Scussel and Joseph Miller
- Staff present: Marina Rodriguez, Town Planner
- 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" Requires Commission Vote.

- None

2.2 Communications received NOT related to Agenda Items

- None

2.3 Acceptance of Minutes of October 19, 2017 and November 2, 2017

Wes Shorts made a motion to approve the minutes as presented from the October 19, 2017 meeting. Susan Reudgen seconded and the motion passed unanimously.

Wes Shorts made a motion to approve the minutes as presented from the November 2, 2017 meeting. Susan Reudgen seconded and the motion passed unanimously.

Due to lack of quorum, the approval of the minutes from the Special Meeting held on October 26, 2017 will be held in abeyance until the next regularly scheduled meeting.

2.4 Request for Extension of time for Site Plan & Special Permit for Thomas Tomko, 64 Hartford Turnpike, PZ-2007-20

- Thomas Tomko spoke on behalf of the request.

Susan Reudgen motioned to grant the request for extension of time to September 20, 2020 for PZ-2007-20. Wes Shorts seconded and the motion passed unanimously.

3. Public Hearing and Action on Application

3.1 Application [PZ-2017-17] of Norman Nicotera for a Zone Change from R-27 to PRD at #942 Hartford Turnpike (Assessor's ID: Map #37, Block #68, Lot/Parcel #12).

- Town Planner Marina Rodriguez read into record the public notice that was published in the Journal Inquirer on November 4, 2017 and November 11, 2017.
- Abutter notices were mailed notification November 7, 2017.
- The following Town and staff comments submitted to record: Wetlands Enforcement Officer: October 31, 2017, Fire Marshal: October 31, 2017, Traffic Authority: November 1, 2017, Building Official: November 1, 2017, Zoning Enforcement Officer: November 1, 2017, Town Planner: November 6, 2017, Town Engineer: November 16, 2017
- Town Planner Marina Rodriguez stated that the Town Engineer had no comment, as the Commission was provided those comments at this meeting.
- Dorian Famiglietti, Esq. of Kahn, Kerensky & Caposella, LLP spoke on behalf of the Applicant Norman Nicotera.
- Eric Peterson of Gardner & Peterson Associates spoke on behalf of the Application.
- Jan Ledoux spoke on behalf of the application.
- 42 Acre parcel with roughly 550 feet of frontage.
- Zone change requested for marketing purposes.
- Wetlands area on parcel to remain untouched.
- Single Family dwelling and detached garage presently located on property.
- Property has been family owned since 1946.
- Anita Giulietti of 314 Kelly Road, Vernon spoke of her concerns as an abutter to the property.
- Public hearing closed at 8:23pm.
- Discussion ensued

Wes Shorts motioned to approve the Application PZ-2017-17 of Norman Nicotera for a Zone Change from R-27-Single Family Residential to PRD- Planned Residential Development at #942 Hartford Turnpike Assessor's ID: Map #37, Block #68, Parcel #12 believing it redefines a rather complicated area in terms of development going forward. Roland Klee seconded the motion and amended the motion to add that this Zone change is consistent with the Plan of Conservation and Development with respect to the provision of housing for certain demographic groups particularly elderly and retiree's. The motion carried 3-2 with Chairman Bardes and Commissioners Shorts and Klee in favor and Commissioners Reudgen and Mullen opposed.

4. Other Business/Discussion.

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

Wes Shorts motioned to adjourn the meeting at 8:32pm. Susan Reudgen seconded the motion and the motion passed unanimously.

Respectfully Submitted,



Cassandra Minor
Recording Secretary