

7e.

**Planning & Zoning Commission (PZC)
Thursday December 21, 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, Joseph Miller and Roland Klee
- Alternate Members: Jesse Schoolnik (sitting for Ronald Scussel) and Charles Catania (sitting for Wes Shorts)
- Absent Members: Wes Shorts, Ronald Scussel, Iris Mullan (Alternate)
- Staff present: David Smith, Town Engineer, Shaun Gately, Economic Development Coordinator and Louis A. Spadaccini, Town Attorney
- 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.

- Receipt of Application [PZ-2017-22] to be discussed under item 4.1.

2.2 Communications received NOT related to Agenda Items

- None

2.3 Acceptance of Minutes of October 26, 2017 and November 16, 2017

The minutes from November 16, 2017, and December 7, 2017 meetings will be reviewed at the next scheduled meeting on January 4, 2017.

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 Schedule if 2018 Annual Meetings

Susan Redugen made a motion to accept the 2018 meeting schedule with the changes of December 7, 2018 to December 6, 2018 and December 21, 2018 to December 20, 2018. Joseph Miller seconded and the motion passed unanimously.

3. Public Hearing and Action on Application

3.1 Application [PZ-2017-21] of Richard Hayes for a Special Permit/Site Plan of Development on 4 Parcels and a Zone Change on 2 of those Parcels from R-22 to Commercial. This application is for the construction of Multi-family housing and Commercial development at #14 Hyde Ave. (Assessor's ID: Map #46, Block #0071, Lot/Parcel #00019).

- Economic Development Coordinator Shaun Gately read into record the public notice that was published in the Journal Inquirer on December 9, 2017 and December 20, 2017.
- Attorney Tim Furey spoke on behalf of the application.
- Wes Wentwork- Civil Engineer and Soil Scientist, spoke on behalf of the Applicant.
- Applicant Richard Hayes spoke on behalf of the application.
- Stephen Mitchell-Traffic Engineer, spoke on behalf of the applicant.
- Alan Lanson Architect, spoke on behalf of the applicant.
- John Alexopolous- Landscape Engineer, spoke on behalf of the application.
- 11 Building Complex with 174 apartments.
- 4 construction phases- approximately 5 acers per phase.
- 2 access ways for location- Reservoir Road and South Grove Street.
- 6 dumpster locations.
- Use of commercial space is unknown at this time.
- Professional traffic study was completed.
- Fill to be added to comply with The Department of Environmental Protection
- Glenn Montigny of 44 Reservoir Road, Vernon spoke in opposition.
- Ross Pelson of 35 Hyde Avenue, Vernon spoke in favor
- Dale Wetzler of 35 South Grove Street, Vernon spoke in opposition
- Carl Schaefer of 1A Fox Hill Drive, Vernon spoke in opposition
- Ron Bamforth of 16 Reservoir Road, Vernon spoke in opposition.
- Donna Magnani of 38 South Grove Street, Vernon spoke in opposition
- Debbie Campbell of 34 South Grove Street, Vernon spoke in opposition.
- Public hearing closed at 11:06pm

Commission discussion of Application to be continued to the next meeting on January 4, 2018.

4. Other Business/Discussion

4.1. Receipt of Application

Application [PZ-2017-22] of Claudia Funez for a Special Permit for a Home Occupation Major Type 2 at #73 George Drive (Assessor's ID: Map #06, Block 002B, Lot/Parcel #00012).

The Public Hearing was scheduled for January 18, 2018.

4.2 Additional business to be considered should be introduced under PCZ meeting agenda item "2.1 Amendment/ Adoption of Agenda" at the beginning of the meeting.

5. Adjournment

Susan Reudgen motioned to adjourn the meeting at 11:09pm. Joseph Miller seconded and the motion passed unanimously.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Cassandra Minor".

Cassandra Minor
Recording Secretary