

T.C.

Town of Vernon
Planning & Zoning Commission (PZC)
APPROVED MINUTES
Thursday April 20, 2017
7:30 PM
Council Chambers, Third Floor
Vernon Town Hall, Memorial Building
14 Park Place
Rockville / Vernon, CT

RECEIVED
 VERNON TOWN CLERK
 17 MAY 26 AM 10:02

1. Call to Order & Roll Call

- Meeting was called to order by Chairman Charles Bardes at 7:30pm.
- Regular members present: Charles Bardes (Chairman), Roland Klee, Ronald Scussel and Susan Reudgen
- Members Absent: Hector Reveron, Wes Shorts 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"

Ronald Scussel made a motion to accept the agenda as proposed. Susan Reudgen requested to add an item #4 regarding discussion about the Plan of Conservation and Development. Ronald Scussel then amended his motion to accept the agenda with addition and the motion passed unanimously.

2.2 Communications received NOT related to Agenda items

- The Town Planner passed out a memo received 04/20/2017 concerning the Vernon Conservation Commission and Vernon Open Space Task Force in regards to Zone change for certain open space parcels, from residential to open space zone.

Ann Letendre of 29 Gottier Drive – Vernon Open Space Task Force spoke on behalf of the memo. Ryan Goud of 57 Glenstone Drive- Conservation Commission Chairman spoke on behalf of the memo. After discussion it was determined that any initiative for such zone change would require a public hearing, and the Commission agreed to look into it and try to start procedure at next meeting.

2.3 Acceptance of Minutes

Ronald Scussel made a motion to accept the minutes as presented from the February 16, 2017 Planning and Zoning Commission meeting. Susan Reudgen seconded and the motion passed unanimously.

2.4 Request for extension of time to complete work for site plan approved at 75 Hyde Avenue.

Susan Reudgen recused herself from this action. Due to lack of a quorum, this action was tabled until the next scheduled meeting on May 4, 2017.

2.5 Request for extension of time to complete work for site plan approved at #1189 Hartford Turnpike.

- Property owners Alice Branco and James Branco spoke on behalf of the request.
- Roland Klee inquired as to the reason for the request; the response was due to monetary reasons
- Town Planner Marina Rodriguez read into the record that the completion date was actually March 6, 2017; therefore the extension request would be as of that date. If the applicant needs an additional extension in 2019, it is recommended they submit the request a month prior to March 6, 2019. No additional extensions can be granted after March 6, 2022.

Ronald Scussel motioned to grant an extension to to March 6, 2019. Susan Reudgen seconded the motion and it passed unanimously.

2.6 PCZ Bylaws proposed to amend.

- Chairman Bardes explained the periodic review needed of the bylaws and the process. At this time, there is a proposed amendment about meeting attendance for review by the Committee
- Members Susan Reudgen and Roland Klee volunteered to work with Wes Shorts, Bylaw Committee chair, to complete this task

3. Public Hearing and Action on Application

- None

4. Other Business / Discussion

4.1. Receipt of Application

4.1.1 Application [PZ-2017-01] of Eliot Gould for a Lot Line Revision and a Subdivision of #243 & #253 Talcottville Road (Trail Run Mix Use Development) (Assessor's ID: Map #03, Block #0004, Lot/Parcel #00009 and ID: Map #03, Block #0004, Lot/Parcel #0009B)

- Town Planner Marina Rodriguez informed the Commission that she had a conversation with the applicant requesting this Application and suggested Commission may schedule hearing in June

Ronald Scussel motioned to schedule this Application at the June 15, 2017 Planning and Zoning Commission meeting. Roland Klee seconded and the motion passed 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.

- Susan Reudgen stated it has been close to a year since the Plan of Conservation and Development committee reviewed the current POCD. It was discussed that Susan Reudgen, Wes Shorts and Roland Klee will meet prior to the next Planning and Zoning Commission meeting with any suggestions.

5. Adjournment

Susan Reudgen made a motion to adjourn the meeting at 8:03pm. Ronald Scussel seconded the motion and it passed unanimously.

Respectfully Submitted,



Cassandra Minor
Recording Secretary