

T.C.

**Planning & Zoning Commission (PZC)  
Thursday July 6, 2017  
7:30 PM  
Council Chambers, Third Floor  
Vernon Town Hall, Memorial Building  
14 Park Place  
Rockville / Vernon, CT**

RECEIVED  
VERNON TOWN CLERK  
17 JUL 18 AM 11:06

**DRAFT 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 Joseph Miller
- Members Absent: Hector Reveron
- 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"**

- None

**2.2 Communications received NOT related to Agenda items**

- None

**2.3 Acceptance of Minutes**

Wes Shorts motioned to approve the minutes as corrected from June 15, 2017. Susan Reudgen seconded the motion and the motion passed unanimously.

**2.4 Request for extension of time to complete the Laurel Woods Subdivision on Grier Road.**

- The owner is requesting an extension of 5 years to complete work for the approved Laurel Woods subdivision PZ-2010-24.
- Town Planner Marina Rodriguez summarized the subdivision approval and the final approval date of Sept. 4, 2012; PZC may grant extensions not to exceed 10 years from date of approval.

Wes Shorts motioned to grant the additional 5 year extension beginning September 4, 2017 and extending to September 4, 2022. Joseph Miller seconded the motion and the motion passed unanimously.

**3. Public Hearing and Action on Application**

**3.1 Application [PZ-2017-02] of Vernon Planning & Zoning Commission for a Zone Change to change the Open Space Parcels from Residential Zone to Open Space**

## Zone.

- Town Planner Marina Rodriguez read the public notice into record.
- Abutter notices were mailed notification June 28, 2017.
- Regional Planning Agency-Capital Region Council of Governments' report dated June 20, 2017 was read into record by Town Planner.
- The following Town and staff comments submitted to record: Wetlands Enforcement Officer: May 19, 2017; North Central District Health Department: May 31, 2017; Traffic Authority: May 19, 2017; Building Official: May 22, 2017; Zoning Enforcement Officer: May 24, 2017; Fire Marshall: May 25, 2017; Town Engineer: June 8, 2017; Town Planner: June 28, 2017
- Mayor Daniel Champagne of 30 Lawlor Road spoke and requested that Strong Farm Fields- Heritage Farm- 780 Hartford Turnpike- Parcel ID: 028-066-029 be delayed due to pending action
- C. Ryan Goad of 57 Glenstone Drive read a statement on behalf of the Conservation Commission and Open Space Task Force in favor of application
- Karin James of 181 Rainbow Trail read a statement from the Friends of Valley Falls, Inc in favor of application
- Ann Lettendre of 29 Gottier Road spoke in favor of the application
- Joe Roe, 70 Valley Falls Road, spoke in favor of application
- Public hearing was closed at 8:07pm

Wes Shorts made a motion, seconded by Roland Klee, to approve the following parcels: Belding Wildlife Management Area- Bolton Rd.- Parcel ID: 036-132-003; Belding Wildlife Management Area- Bolton Rd.-Parcel ID: 030-134-007; Belding Wildlife Management Area- Bolton Rd.- Parcel ID: 030-135-009; Belding Wildlife Management Area- Bolton Rd.- Parcel ID: 035-136-004; Tankerhoosen Wildlife Management Area- 163 Reservoir Rd.- Parcel ID: 037-130-04A; Tankerhoosen Wildlife Management Area- 150 Reservoir Rd.- Parcel ID: 044-129-02B; Tankerhoosen Wildlife Management Area- 203 Reservoir Rd.- Parcel ID: 037-132-001; Tankerhoosen Wildlife Management Area- 200 Reservoir Rd.- Parcel ID: 044-131-002; Tankerhoosen Wildlife Management Area- Reservoir Rd.- Parcel ID: 043-130-003; Roberts-Bolton Road- 849 Bolton Rd.- Parcel ID: 33-135-024-2; Roberts-Bolton Road- Bolton Rd.- Parcel ID: 053-141-04-1; Valley Falls Farm- 345A Valley Falls Rd.- Parcel ID: 035-136-03A; Strong Farms Fields- Heritage Farm- West Street- Parcel ID: 025-065-034. Motion passed unanimously.

Roland Klee made a motion that the following parcels: Valley Farms Farm- 345 Valley Falls Rd.- Parcel ID: 035-136-003 and Strong Farm Fields- Heritage Farm- 780 Hartford Turnpike- Parcel ID: 028-066-029 be tabled. Wes Shorts seconded the motion and the motion passed unanimously.

### **3.2 Application [PZ-2017-04] of Hafiza Naheed for a Special Permit for the Construction of a Multi-Family Unit Building at #25 Terrace Drive (Assessor's ID: Map #07, Block #037, Lot/Parcel #0044C.**

- Town Planner Marina Rodriguez read the public notice into record.
- Abutters were mailed notification June 26, 2017.
- The following Town and staff comments submitted to record: Wetlands Enforcement Officer: June 29, 2017; Traffic Authority: July 6, 2017; Building Official: July 3, 2017; Fire Marshall: June 29, 2017 and July 6, 2017; Town Engineer: June 29, 2017; Town Planner: June 29, 2017

- Commission received a revised site plan revised to July 5, 2017.
- Stanley Szeszowicki, Land Surveyor, presented the application on behalf of the owner
- Architect Lasse Aspelin was in attendance
- Hafiza Naheed spoke on behalf of the application.

Concerns include: Sidewalk construction/ Pedestrian safety (school children), Dumpster location in the way of handicap parking, return to Design Review.

Ronald Scussel made a motion to continue this Public Hearing to August 3, 2017. Wes Shorts seconded the motion and the motion passed unanimously.

#### **4. Other Business / Discussion**

##### **4.1. Receipt of Application**

**4.1.1 Application [PZ-2017-05] of Jason DiZenzo for a Special Permit to bring in fill at High Manor Park #1018 Hartford Turnpike (Assessors ID: Map #38, Block 68, Lot/Parcel #17).**

Chairman Charles Bardes called for the Public Hearing to be scheduled August 3, 2017 and it was approved unanimously.

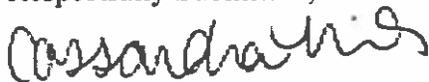
**4.2 Additional business to be considered should be introduced under PZC meeting agenda item “#2.1 Amendment/ Adoption of Agenda” at the beginning of the meeting.**

- None.

#### **5. Adjournment**

Wes Shorts motioned presented a motion to adjourn the meeting at 9:07pm. Susan Reudgen seconded and it passed unanimously.

Respectfully Submitted,



Cassandra Minor  
Recording Secretary