

T.C.

**Planning & Zoning Commission (PZC)
Thursday August 3, 2017
7:30 PM
Council Chambers, Third Floor
Vernon Town Hall, Memorial Building
14 Park Place
Rockville / Vernon, CT**

DRAFT MINUTES

RECEIVED
VERNON TOWN CLERK
17 AUG - 9 PM 4:30

1. Call to Order & Roll Call

- Meeting was called to order by Chairman Charles Bardes at 7:34pm.
- Regular members present: Charles Bardes (Chairman), Wes Shorts, Susan Reudgen and Alternate Joseph Miller (asked to sit for Hector Reveron)
- Members Absent: Hector Reveron, Ronald Scussel, Roland Klee
- 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 #5.2 "Other Business"

- Commissioner Wes Shorts requested to add a resident complaint regarding noise in a residential neighborhood.

2.2 Communications received NOT related to Agenda items

- Town Planner distributed a notice of Public Hearing from the Capital Region Council of Governments pertaining to the State Draft of Conservation and Development Plan being held September 4, 2017 at 7:00pm at the West Hartford Town Hall.

2.3 Acceptance of Minutes

Wes Shorts motioned to approve the minutes of the July 6, 2017 meeting as presented. Susan Reudgen seconded the motion and the motion passed unanimously.

2.4 Request for an 8-24 referral for the "State Surplus Property" (300 s.f. land locked parcel) at Hartford Turnpike.

- Town Planner explained the 8-24 referral and answered questions.

Susan Reudgen motioned to recommend approval to the Town Council as the proposal does not conflict with the Plan of Conservation and Development. Wes Shorts seconded the motion and the motion passed unanimously.

3. Public Hearing and Action on Application

3.1 Continued hearing for Application [PZ-2017-04] of Hafiza Naheed for a Special Permit for the Construction of a Multi-Family Unit Building at #25 Terrace Drive (Assessors ID: Map #07, Block #0037, Lot/Parcel #0044C).

- The following additional Town and staff comments submitted to record: Health District: July 7, 2017, Zoning Enforcement Officer: July 21, 2017, Design Review Commission: August 2, 2017.
- Commission received a revised site plan dated July 27, 2017
- Stanley Szestowicki, Land Surveyor, presented the application on behalf of the owner.
- Architect Lasse Aspelin spoke on behalf of the owner.
- Hafiza Naheed, owner, spoke on behalf of the application.
- The following new developments were presented:
 - One way traffic through parking east of existing building with gated access with no parking for Fire Department from private road;
 - Sidewalks in front of handicap parking, Westerly, Northerly and Easterly edges.
 - No parking zone in front of Dumpster with wooden stockade fence surrounding.
 - Unit Numbers to be displayed on each building (i.e.: Units 1-6).
 - Exterior lighting on both buildings would be flood lights with cut off
 - Shed will be used for storage of existing building and basement storage for the new building.
 - Floor plans consistent with floor plan chart distributed.
 - The site address is #25 Terrace Drive
 - The floor plans Sheets A1-A4 dated 11/25/16 were presented for the conversion of the existing building and are labeled #25 Terrace Drive
 - The floor plans Sheet A1 dated 7/3/17 were presented for the new construction and is labeled #27 Terrace Drive
- Public hearing closed at 8:24pm with no public comment.

Chairman Charles Bardes made a motion to approve the application. Joseph Miller seconded the motion and the motion passed unanimously.

3.2 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).

- Town Planner read the public notice into record.
- Abutters were mailed notification July 18, 2017.
- The following Town and staff comments submitted to record: Traffic Authority: July 10, 2017, Building Official: July 10, 2017, Fire Marshal: July 10, 2017, Zoning Enforcement Officer: July 11, 2017, North Central District Health Department: July 17, 2017, Wetlands Enforcement Officer: July 19, 2017, Town Planner: July 26, 2017, Town Engineer: July 27, 2017.
- Victor Serrambana, Jr., professional engineer spoke on behalf of the applicant and answered questions.
- Discussion ensued.
- Public hearing closed at 8:47pm with no public comment.

Chairman Charles Bardes motioned to continue deliberations on Special Permit application [PZ-2017-05] until the August 17, 2017 meeting, and requesting the Town Planner to assemble a list of conditions and concerns from staff comments. Wes Shorts seconded the motion and the motion passed unanimously.

4. Action

4.1 Pending action on the 2 tabled parcels from 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 at Valley Falls Farm, 345 Valley Falls Road and Strong Farm Fields- Heritage Farm, 780 Hartford Turnpike.

Susan Reudgen made a motion and then amended that motion to approve the zone change for the property at 780 Hartford Turnpike, and to deny the zone change for the property at 345 Valley Falls Road because it is not consistent with the Plan of Conservation and Development. Wes Shorts seconded the motions and the motion passed unanimously.

5. Other Business / Discussion

5.1. Receipt of Application

5.1.1 Application [PZ-2017-06] of Talbott Partners, LLC for a modification of a Site Plan of Development and a Special Permit associated with Commercial & Multi-family housing activities at #243 & #253 Talcottville Road (Assessor's ID: Map #10, Block #0004, Lot/Parcel #0009B and Map #03, Block #0004, Lot/Parcel #0009).

Chairman Charles Bardes called for the Public Hearing to be scheduled at the August 17, 2017 meeting and it passed unanimously.

5.1.2 Application [PZ-2017-07] of David Olender for a Zone Change from R-22 to Industrial at #118 Loveland Hill Road (Assessor's ID: Map #7, Block #26, Lot/Parcel #7).

Chairman Charles Bardes called for the Public Hearing to be scheduled at the September 7, 2017 meeting and it passed unanimously.

5.2 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.

- Wes Shorts received a noise complaint from a resident in a residential zone.
- Discussion ensued
- Request for discussion to be considered as a future Agenda item.

5. Adjournment

Wes Shorts made a motion to adjourn the meeting at 9:27pm. Susan Reudgen seconded the motion and the motion passed unanimously.

Respectfully Submitted,

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

Cassandra Minor
Recording Secretary