

T.C.

Town of Vernon
Planning & Zoning Commission (PZC)
Approved Minutes
Thursday May 18, 2017
7:30 PM
Council Chambers, Third Floor
Vernon Town Hall, Memorial Building
14 Park Place
Rockville / Vernon, CT

RECEIVED
 VERNON TOWN CLERK
 17 JUN 23 AM 10:41

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 and Susan Reudgen
- Members Absent: Hector Reveron 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"

- Receive Application PZ-2017-03 under agenda item 4.1.2

Ronald Scussel made a motion to accept the revised agenda. Chairman Bardes as amended and the motion passed unanimously.

2.2 Communications received NOT related to Agenda items

- Chairman Bardes stated the Commission received the letters attached to the Agenda in the meeting packets. (Copy of DOT letter dated 1/31/17 to CPH Design regarding 1188 Hartford Tpk., and copy of DOT letter dated 12/12/16 to Bohler Engineering regarding 504 Talcottville Rd.)
- The Town Planner read into the record correspondence dated 5/17/17 from Mr. Rod Swelecki, VHB, Inc., withdrawing Application [PZ-2017-01] of BostonRockville II, LLC for Subdivision of #243 & #253 Talcottville Road.

2.3 Acceptance of Minutes

- Susan Reudgen noted two clerical errors to the April 20, 2017 Planning and Zoning Commission meeting minutes

Chairman Bardes called for the approval of the corrected minutes and the minutes were approved unanimously.

2.4 By laws Committee Report- Recommendation on proposed amendment to Article VI, Sec. 5.

- The Special Meeting of Bylaws Committee met on May 4, 2017

- Wes Shorts gave report of the Committee meeting and read into the record the proposed revision of Article VI, Sec 5 regarding commission member attendance. Copies of the proposed revision were distributed.

Ronald Scussel made a motion to adopt the proposed revision as presented. Roland Klee seconded the motion and the motion passed unanimously.

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

- Susan Reudgen recused herself from this action.
- Attorney Leonard Jacobs spoke on behalf of J.H.Scelza, Inc.
- Tony Scelza, an officer of the corporation, was present
- Original Site Plan Application was approved for 76 units in 2005
- Tony Scelza clarified that there will be 75 units at completion of project
- 7 units remain to be completed; 66 have been sold, 2 units are rentals, 2 units are framed and ready for sale and 2 units are the model units.
- The final two foundations and all road work is scheduled for completion by the end of 2017
- All parties understand that this is the final extension allowable per state statute
- Extension to May 25, 2019 is requested
- Town Planner Marina Rodriguez stated that the effective date of this Site Plan approval was September 1, 2005 and all previous extensions have used August 31 as the completion date, therefore the date for this request should be August 31, 2019

Ronald Scussel made a motion to grant an extension of time to complete the work for the Site Plan approval at 75 Hyde Avenue until August 31, 2019 bringing the total number of units to 75 after completion of the final 7 units. Wes Shorts seconded the motion and the motion passed unanimously from all present members.

3. Public Hearing and Action on Application

- None

4. Other Business / Discussion

4.1. Receipt of Application

4.1.1 Application [PZ-2017-02] of Vernon Planning and Zoning Commission for a Zone change to the Open Space Parcels from Residential Zone to Open Space Zone.

- Town Planner Marina Rodriguez explained that the Capital Region Council of Governments has to be notified at least 30 days before the Public Hearing, therefore the earliest date this can be scheduled is the meeting of July 6, 2017. PZC clarified the parcel map in the Application.

Chairman Bardes called for the Public Hearing to be scheduled on July 6, 2017 and it was approved unanimously.

4.1.2 Application [PZ-2017-03] of Anthony Pugliese for a Special Permit for fill at #214 South Street (Assessor's ID: Map #39, Block #0621, Lot/Parcel #0094).

- Town Planner Marina Rodriguez stated the earliest this application can be heard is the meeting of June 15, 2017.

Chairman Bardes called for the Public Hearing to be scheduled on June 15, 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

Susan Reudgen motioned to adjourn the meeting at 7:56pm. Charles Bardes seconded the motion and it passed unanimously.

Respectfully Submitted,



Cassandra Minor
Recording Secretary