

Planning & Zoning Commission (PZC)

**Thursday, November 1, 2018
7:30 PM**

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VERNON TOWN CLERK

**Council Chambers, Third Floor
Vernon Town Hall, Memorial Building**

18 DEC 11 PM 4:02

14 Park Place

Rockville / Vernon, CT

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, Wes Shorts, Joseph Miller and Roland Klee
- Alternate Members: Jesse Schoolnik (sitting for Susan Reudgen) and Charles Catania (sitting for Ronald Scussel)
- Absent Members: Ronald Scussel, Susan Reudgen and Alternate, Iris Mullan
- Staff present: Marina Rodriguez, Town Planner and Shaun Gately, Economic Development Coordinator
- 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"

- Town Planner Marina Rodriguez added a request for guidance on a zoning enforcement matter to Additional Business Section 4.2. Motion to add item to section 4.2 carried unanimously.

2.2 Communications received NOT related to Agenda Items

- None.

2.3 Acceptance of Minutes of October 18, 2018

Wes Shorts made a motion to accept the minutes of October 18, 2018 meeting. Roland Klee seconded, and the motion carried unanimously.

3. Public Hearing and Action on Application

3.1 Application [PZ-2018-11] of Economy Oil Change, Inc. for a Text Amendment to the Zoning Regulations Sec. 4.9.4.18 Motor Vehicle Washing Facility.

- Town Planner Marina Rodriguez read the legal notice into the record.
- Legal Notice was published in the Journal Inquirer on October 20, 2018 and October 27, 2018.
- Application was referred to the Regional Planning Agency, CRCOG on 10/02/2018 and Letters to Municipalities within 500 feet of the commercial zone were mailed 10/05/2018
- Staff Comments: Town Planner 10/18/2018, Zoning Enforcement Officer 10/09/2018, Fire Marshal 10/04/2018, Wetlands Enforcement Officer 10/24/2018, Town Engineer 10/24/2018, Traffic Authority 10/24/2018, and Building Official (distributed 11/01/2018) 10/24/2018.
- Town Planner Marina Rodriguez read into the record the comments from CRCOG Regional Planning Agency report.
- The following letters were read into the record by Town Planner Marina Rodriguez: Dale M. Clayton of 72 Bridlewood Lane, Vernon dated October 2, 2018 in favor of the application, Todd

Koss of Collision Works of 374 Hartford Turnpike dated October 9, 2018 in favor of the application, and Lewis K. Wise of Rogin Nassau, LLC, representative of Mr. Sparkle Car Wash located at 373 Talcottville Road, Route 83 and 21 Windsor Avenue, Vernon dated October 23, 2018 in opposition of the application.

- Dorian Famiglietti of Kahan, Kerensky & Capossela, LLP spoke on behalf of the applicant.
- Gerald Gallo of Economy Oil spoke on behalf of the application.
- Gregory Weaver of Rogin Nassau LLC 185 Asylum Street, Hartford, CT spoke in opposition of the application.

Recess 8:28PM; Reconvened 8:38PM

- John Ferrullo of Mr. Sparkle Car Wash spoke in opposition of the application
- Paul Ferrullo of Mr. Sparkle Car Wash spoke in opposition of the application.
- Discussion ensued.
- Public Hearing closed at 9:00PM

Wes Shorts made a motion to approve PZ-2018-11 to allow motor vehicle washing facilities by site plan and special permit provided a) the facility shall service only automobiles, pick-up trucks and small vans; b) the entrance to the facility shall not exceed 12' in height; c) the car wash shall be fully automatic enabling the driver to remain in the vehicle as it is washed; d) the car wash shall be in a completely enclosed building; e) automotive repairs are not conducted on site; and f) in addition to the parking requirements as may be contained in Section 12, each car wash bay shall have the following stacking capacity for cars waiting to be serviced: four (4) stacking spaces for each self-service bay and eight (8) stacking spaces for each automatic bay; and that the review of the Plan of Conservation and Development it really does not address car washing facilities but does talk about promoting new business in town. Joseph Miller seconded. Discussion ensued. Roland Klee amended the motion to eliminate sub section "f" all together, so keep a-e inclusive. Joseph Miller seconded and the motion carried unanimously.

3.2 Application PZ-2018-12] of Arben Tena for a Zone Change from R-22 Single Family Residential to Commercial at 3 Sunrise Drive (Assessor's ID: Map 46, Block 68, Parcel 53)

- Town Planner Marina Rodriguez read the legal notice into the record.
- Legal Notice was published in the Journal Inquirer on October 20, 2018 and October 26, 2018.
- Abutters notices were mailed October 22, 2018
- Staff Comments: Town Planner 10/22/2018, Zoning Enforcement Officer 10/16/2018, Fire Marshal 10/15/2018, Town Engineer 10/15/2018, Wetlands Enforcement Officer 10/16/2018, and Building Official 10/16/2018
- Town Planner Marina Rodriguez read a letter received 10/26/2018 from Edward Soucier and Linda Soucier of 21 Reservoir Road in opposition of the application
- Dorian Famiglietti of Kahan, Kerensky & Capossela, LLP spoke on behalf of the Applicant.
- Arben Tena, owner of 3 Sunrise Drive spoke on behalf of the application.
- David Serkosky of 11 Sunrise Drive spoke in opposition of the application.
- Peter Robbins of 19 Sunrise Drive spoke in opposition of the application.
- Joseph Zelensky of 12 Sunrise Drive spoke in opposition of the application.
- Heidi Rodriguez of 24 Sunrise Drive spoke in opposition of the application.
- Michael Kirk of 15 Sunrise Drive spoke in opposition of the application.
- Mike Hayden of 35 Sunrise Drive spoke in opposition of the application.
- Judit Farkas of 27 Sunrise Drive spoke in opposition of the application.
- Rosalind Mosley of 39 Sunrise Drive spoke in opposition of the application.
- Discussion ensued.
- Public Hearing closed at 10:31PM

Wes Shorts made a motion to table any further discussion on item PZ-2018-12. Jesse Schoolnik seconded and the motion carried unanimously.

4. Other Business/Discussion

4.1 Receipt of Application

None.

4.2 Other Business

Town Planner Marina Rodriguez informed the Commission of a request for the Planning and Zoning Commission add on the next agenda of the November 15, 2018 meeting an item for other business to give guidance on a zoning enforcement matter for a vacant parcel on Hatch Hill Road that has received a notice of zoning violation.

Roland Klee made a motion to add request to the agenda of the November 15, 2018 meeting. Wes Shorts seconded and the motion carried unanimously.

5. Adjournment

Wes Shorts motioned to adjourn the meeting at 10:36pm. Joseph Miller seconded, and the motion carried unanimously.

Respectfully Submitted,



Cassandra Minor
Recording Secretary