

Planning & Zoning Commission (PZC)
Thursday, October 18, 2018
7:30 PM
Council Chambers, Third Floor
Vernon Town Hall, Memorial Building
14 Park Place
Rockville / Vernon, CT

RECEIVED
VERNON TOWN CLERK
18 NOV -8 PM 4:33

APPROVED MINUTES

1. Call to Order & Roll Call

- Meeting was called to order by Chairman Charles Bardes at 7:32pm.
- Regular members present: Chairman Charles Bardes, Wes Shorts, Roland Klee, and Susan Reudgen
- Alternate Members: Charles Catania (sitting for Joseph Miller)
- Absent Members: Ronald Scussel, Joseph Miller, Alternate, Iris Mullan and Alternate, Jesse Schoolnik
- 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"

None.

2.2 Communications received NOT related to Agenda Items

None.

2.3 Acceptance of Minutes of October 4, 2018

Wes Shorts made a motion to accept the minutes of October 4, 2018 meeting. Susan Reudgen seconded, and the motion carried unanimously.

3. Public Hearing and Action on Application

3.1 Application [PZ-2018-09] of Eugene Osei for a Special Permit for a place of worship at 500 Talcotville Road (Assessor ID: Map 09, Block 015T, Lot/Parcel 0021C).

- Town Planner Marina Rodriguez read the legal notice into the record.
- Legal Notice was published in the Journal Inquirer on October 06, 2018 and October 13, 2018.
- Abutters notices were mailed October 05, 2018
- Staff Comments: Town Planner October 9, 2018, Zoning Enforcement Officer October 9, 2018, Fire Marshal October 1, 2018 and October 11, 2018, Health Department October 4, 2018, Engineering Department September 28, 2018, Wetlands Enforcement Officer, Traffic Authority September 25, 2018 and Building Official September 28, 2018.
- Town Planner added that the Applicant Eugene Osei provided a revised floor plan that was distributed entitled: 500 Talcotville Road, Vernon Revised Proposed Seating Spaces/ Arrangement for Unit #6, Drawn by: Eugene Osei, dated 10-18-2018 labeled Sheet A1.1.
- Eugene Osei spoke on behalf of the Application.
- 20 attendees expected.
- No food to be sold or distributed.
- Discussion ensued.

- Public Hearing closed at 7:52PM

Susan Reudgen made a motion to approve Application PZ-2018-09 for Eugene Osei for a Special Permit for a place of worship at 500 Talcottville Road, Assessor ID: Map 9, Block 015T, Parcel 0021C with the stipulations that any provisions in regards to the notes given by the Fire Marshal and Building Inspector be remediated before you start operation at the building and if you should have a soup kitchen or some kind of dinner that you contact the Health Department at minimum of 2 weeks before you do that. Wes Shorts seconded and the motion carried unanimously.

3.2 Application PZ-2018-10 of Ticket Network for a Special Permit for Adaptive Re-Use at 97 Main Street (Assessor's ID: 01, Block 158A, Parcel 13).

- Town Planner Marina Rodriguez read the legal notice into the record.
- Legal Notice was published in the Journal Inquirer on October 06, 2018 and October 13, 2018.
- Abutters notices were mailed October 05, 2018
- Staff Comments: Town Planner October 9, 2018, Zoning Enforcement Officer October 9, 2018, Fire Marshal October 2, 2018, Health Department October 11, 2018, Engineering October 10, 2018, Wetlands Enforcement Officer October 2, 2018. Additional Staff Comments: Certificate of Appropriateness from Local Historic Properties Commission dated October 15, 2018, Additional Town Engineer Comments October 18, 2018 and Building Official October 11, 2018
- Town Planner added that a revised site plan entitled Ticket Network, 97 Main Street, Vernon, Connecticut prepared by Gardner & Peterson Associates, LLC dated September 26, 2018 and revised October 12, 2018 Sheet 1 of 1 was distributed.
- Mark Peterson of Gardner and Peterson Associates spoke on behalf of the application.
- William Downs, Ticket Network Director of Facilities of 178 Hartford Turnpike, Tolland, CT spoke on behalf of the application.
- Richard Quinn of 110 Main Street, Talcottville, CT spoke in favor of the application.
- John Lampson of 85 Main Street, CT spoke in favor of the application.
- Matthew Gunther, Ticket Network Attorney of 129 Sunset Drive, Glastonbury, CT spoke on behalf of the application.
- Building to be used for a school with classrooms for Ticket Network's Engineering Department.
- Employees (students) will be shuttled from the South Windsor location to school- Parking spaces designated for employees (teachers).
- Hours of operation will be 8:00AM to 6:00/7:00PM (may vary).
- Remodeling of the building expected before occupancy.
- Discussion ensued.
- Public Hearing closed at 8:26PM

Susan Reudgen made a motion to approve Application PZ-2018-10 of Ticket Network for a Special Permit for Adaptive Re-Use at 97 Main Street, Assessor's Map: 01, Block 158A, Parcel 13 with the provision that any remediation required by the Fire Marshal or the Building Inspector be done and that the dumpster Zoning Regulations are adhered to. Wes Shorts seconded, and the motion carried unanimously.

4. Other Business/Discussion

4.1 Receipt of Application

Application [PZ-2018-13] of Strong Family Farm, Inc. for a Special Permit for Adaptive Re-Use at 274 West Street (Assessor's ID: Map 27, Block 19, Parcel 04).

Charles Catania made a motion to schedule the Public Hearing for November 15, 2018. Roland Klee seconded and the motion carried unanimously.

5. Adjournment

Chairman Bardes motioned to adjourn the meeting at 8:29pm. Susan Reudgen seconded, and the motion carried unanimously.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Cassandra Minor". The signature is written in a cursive, flowing style.

Cassandra Minor
Recording Secretary