

**Planning & Zoning Commission (PZC)
Thursday, December 6, 2018
7:30 PM
Council Chambers, Third Floor
Vernon Town Hall, Memorial Building
14 Park Place
Rockville / Vernon, CT**

RECEIVED
VERNON TOWN CLERK
19 JAN 24 PM 2:4

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 Iris Mullan (sitting for Ronald Scussel) arrived at 7:33PM
- Absent Members: Ronald Scussel, Susan Reudgen and Alternate, Charles Catania
- 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.

Wes Shorts made a motion to adopt the agenda as presented. Roland Klee seconded, and the motion 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 November 1, 2018 meeting. Joseph Miller seconded, and the motion carried unanimously.

7:33PM Alternate Iris Mullan entered the meeting.

3. Public Hearing and Action on Application

3.1 Commission to continue their deliberations on 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)

- Discussion ensued.

Wes Shorts made a motion to deny Application PZ-2018-12 for a Zone Change from R-22 Single Family Residential to Commercial at 3 Sunrise Drive Assessors ID Map 46 Block 68 Parcel 53 because we want to retain zoning patterns reserving appropriate areas for single family ownerships, to protect existing borders and develop moderate density residential areas as noted in the Plan of Conservation and Development. Roland Klee seconded, and the motion carried unanimously of voting members.

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

- Town Planner Marina Rodriguez read the legal notice into the record.
- Legal Notice was published in the Journal Inquirer on November 3, 2018 and November 10, 2018.
- Abutters notices were mailed November 1, 2018
- Staff Comments: Town Planner 11/05/2018, Zoning Enforcement Officer 10/24/2018, Fire Marshal 11/06/2018, Traffic Authority 10/23/2018, Health Department 11/07/2018, Town Engineer 11/07/2018, Wetlands Enforcement Officer 10/30/2018, Police Department 10/23/2018 and Building Official 10/24/2018
- Town Planner Marina Rodriguez read a letter from the Local Historic Properties dated 11/13/2018 in favor of the application and a letter from Irene Phillips of 14 Ridgefield Drive dated 11/13/2018 in favor of the application.
- Nancy Strong, applicant spoke on behalf of the application.
- Bob Hurd of 7 Rheel Street, Vernon spoke on behalf of the application.
- Wendy Wanchak of 42 Peterson Road spoke in favor of the application.
- Town Planner, Marina Rodriguez read a letter from Diane and Bill Gutzmer of 4 Valley View Lane into the record.
- Jean Luddy of 12 Crown Street, Museum Director spoke on behalf of the Historical Society in favor of the application.
- Claude and Dawn Moreau of 15 Peterson Road spoke in favor of the application.
- Tracy Longoria of 555 Lydall Street, Manchester spoke in favor of the application.
- Carl Schaefer of 1A Fox Hill Drive spoke in favor of the application.
- Brian Motola of 103 Vernwood Drive spoke in favor of the application.
- Shaun Gately, Economic Development Coordinator spoke in favor of the application.
- Discussion ensued.

Wes Shorts made a motion to continue the public hearing to get needed site plan details. Joseph Miller seconded and the motion carried unanimously.

4. Other Business/Discussion

4.1 Request for guidance on a zoning enforcement matter for a vacant parcel on Hatch Hill Road.

Item has been resolved.

4.2 Other Business

- None.

4.3 Discuss and vote on proposed Schedule of Meetings for 2019.

Jesse Schoolnik made a motion to accept the meeting dates for 2019. Wes Shorts seconded, and the motion carried unanimously.

5. Adjournment

Wes Shorts motioned to adjourn the meeting at 9:13pm. Jesse Schoolnik seconded, and the motion carried unanimously.

Respectfully Submitted,



Cassandra Minor
Recording Secretary

