

**Planning & Zoning Commission (PZC)
Thursday, September 20, 2018
7:30 PM
Council Chambers, Third Floor
Vernon Town Hall, Memorial Building
14 Park Place
Rockville / Vernon, CT**

RECEIVED
VERNON TOWN CLERK
18 OCT 11 PM 4:56

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, Ronald Scussel, Susan Reudgen, and Joseph Miller
- Alternate Members: Iris Mullan (sitting for Roland Klee) and Jesse Schoolnik (sitting Wes Shorts)
- Absent Members: Wes Shorts, Roland Klee 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"

Ronald Scussel made a motion to add receipt of application to other business as proposed by Town Planner, Marina Rodriguez. Joseph Miller seconded, and the motion carried unanimously.

2.2 Communications received NOT related to Agenda Items

Town Planner Marina Rodriguez informed the Commission a copy of the Connecticut Landscape Architecture 2018 Annual Report is located in the Planning and Zoning Department if anyone was interested and that UCONN CLEAR Land Use Academy is holding an Advanced Training on October 27, 2018.

2.3 Acceptance of Minutes of September 6, 2018

Susan Reudgen made a motion to approve the minutes of September 6, 2018. Ronald Scussel seconded, and the motion carried unanimously of present members.

3. Public Hearing and Action on Application

3.1 Application [PZ-2018-08] of Joseph C. Black for a Special Permit for a place of Worship at 520 Hartford Turnpike (Assessor ID: Map 19, Block 16, Lot/Parcel 01D).

- Town Planner Marina Rodriguez read the legal notice into the record.
- Legal notice was published in the Journal Inquirer on 09/08/2018 and 09/15/2015.
- Abutter notices were mailed out 09/07/2018.
- Staff Comments: Town Planner: 09/05/2018, Zoning Enforcement Officer: 09/06/2018, Fire Marshall: 08/30/2018, Health Department: 09/04/2018, Town Engineer: 08/29/2018, Wetlands Enforcement Officer: 08/28/2018 and Traffic Authority: 08/29/2018.
- Reverend Michael Geddis spoke on behalf of Joseph Black.
- No food to be prepared or served at the location.
- Permitted Commercial Zone.
- Over 200 parking spaces available.

- Public Hearing closed at 7:45PM

Susan Reudgen made a motion to approve Application PZC-2018-08 of Joseph Black for a Special Permit for a place of Worship at 520 Hartford Turnpike Assessor ID: Map 19, Block 16, Lot/Parcel 01D for Special Permit 4.9.4.4 with the understanding that if they should, in the future, hold events with food such as a community dinner or soup kitchen that you must abide by the North Central Health Districts recommendation that you contact them with a minimum of 2 weeks in advance. Joseph Miller seconded, and the motion carried unanimously.

3.2 Continued hearing of Application [PZ-2018-06] of Matthew Hnatiuk for a Special Permit for fill over 50 cubic yards at 44 Village Street (Assessor ID: Map 23, Block 93, Lot/Parcel 20).

- Commissioners received supporting documentation consisting of a Memo, Photos, Information regarding Erosion Blanket and a Map dated September 19, 2018.
- Matthew Hnatiuk spoke on behalf of the Application.
- Public Hearing closed at 7:56PM

Susan Reudgen made a motion to approve Application PZ-2018-06 for Matthew Hnaituk for a Special Permit for fill over 50 cubic yards at 44 Village Street Assessor ID: Map 23, Block 93, Lot/Parcel 20 with the one condition that he contact the Town Engineer's Office before he commences work and allows them to provide periodic monitoring of the activities during the fill activities until the completion of the project. Jesse Schoolnik seconded, and the motion carried unanimously.

4. Other Business/Discussion

Application is PZ-2018-09 at 500 Talcotville Road, Special Permit Use for a place of Worship requires a public hearing to be held on October 18, 2018. Ronald Scussel made a motion to add PZ-2018-09 to the October 18, 2018 Meeting. Iris Mullan seconded, and the motion carried unanimously.

5. Adjournment

Susan Reudgen motioned to adjourn the meeting at 8:00pm. Iris Mullan seconded, and the motion carried unanimously.

Respectfully Submitted,



Cassandra Minor
Recording Secretary