

**Town of Vernon
Planning & Zoning Commission (PZC)
Approved Minutes
Thursday August 16, 2018
7:30 PM
Council Chambers, Third Floor
Memorial Building, 14 Park Place
Rockville / Vernon, CT**

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1. Call to Order & Roll Call

- Meeting was called to order by Chairman Charles Bardes at 7:32pm.
- Regular members present: Chairman Charles Bardes, Susan Reudgen, Roland Klee, Iris Mullan (sitting for Joseph Miller), Charles Catania (sitting for Ronald Scussel), Jesse Schoolnik (sitting for Wes Shorts)
- Members Absent: Joseph Miller, Ronald Scussel, Wes Shorts
- Staff present: Marina Rodriguez, Town Planner
- Recording secretary: Kathleen Minor

2. Administrative Actions / Requests

2.1 Amendment / Adoption of Agenda - Additional business to be considered under agenda item #4 "Other Business" – Requires Commission vote

Susan Reudgen motioned to accept the agenda seconded by Jesse Schoolnik. Motion passed unanimously.

2.2 Communications received NOT related to Agenda items

- None

2.3 Acceptance of Minutes

Roland Klee motioned to accept the minutes from the August 2, 2018 seconded by Susan Reudgen. The motion passed with Iris Mullan abstaining.

3. Public Hearing and Action on Application

3.1 Application [PZ-2018-05] of Jagdev Toor for a Special Permit Use for the sale of alcoholic liquor (package store) at 206 Talcottville Rd. (Assessor's ID: Map 10, Block 15R, Parcel 37)

- Town Planner Marina Rodriguez read into the record the legal notice published in the Journal Inquirer on August 4, 2018 and August 11, 2018. The abutter's notices were mailed August 6, 2018.
- Staff comments were read into the record: Fire Marshal, July 12, 2018; Traffic Authority, July 12, 2018; Building Official, July 12, 2018; Water Pollution Control Authority, July 12, 2018; Wetlands Enforcement Officer, July 13, 2018, Fire Department, July 15, 2018;

Zoning Enforcement Officer, July 13, 2018; Town Planner, July 9, 2018; Town Engineer, July 20, 2018; North Central District Health Department, July 16, 2018.

- Town Planner Marina Rodriguez read public comment emails into the record from the following individuals:
 - Resident Patti Hess wrote in opposition of application.
 - Resident Thomas White wrote in opposition of application.
 - Resident Erin Cha wrote in opposition of application.
 - Laureen St. Germain wrote in opposition of application.
 - Business owner George Giotsas wrote in opposition of application.
 - Natasha Ramsdell wrote in opposition of application.
- Attorney Dorian R. Famiglietti, Kahan Kerensky & Capossela, LLP presented the application on behalf of the Applicant.
- Will rent a space in a building containing 5 spaces; will be located in northerly space
- A variance was granted on 4/18/18 regarding the separating distances cited in section 17.1.2 of zoning regulations
- No new improvements to the existing building that was approved in 2016.
- Resident Robert Zumwalt spoke in opposition of application.
- Business owner Sumpree Sinja, spoke in opposition of application.
- Resident James Boyajian spoke in opposition of application.
- Resident Daniel Chapman, spoke in opposition of application.
- Resident Victoria Boyajian spoke in opposition of application.
- Resident Keith Hodson, spoke in opposition of application.
- Business owner Tushor Shah spoke in opposition of application.
- Business owner Adam Gryszkiewicz spoke in opposition.
- Property owner Leung Ching Kwok commented on the application.
- Town Planner Marina Rodriguez reminded the Commission of the Town Planner comments explaining that the application before the Commission is for a Special Permit use for a liquor store and the Special Permit requirement for this use is a 3000sq foot separating distance from another liquor store, which this location does not meet therefore it doesn't comply with the regulations and could be denied.

The Public Hearing closed at 8:37pm.

- Discussion ensued
- Town Planner Marina Rodriguez advised the Commission that they may request additional information regarding the terms of the general requirements of the Zoning Regulation 17.3.1 and continue the hearing or deny the Special Permit due to the non-compliance of the 3000 sq ft separating distance and reminded what the Commission can only rule on the Special Permit criteria.

Roland Klee motioned to approve Special Permit [PZ-2018-05] for a Special Permit for a liquor store at 206 Talcottville Road based on its compliance with the Special Permit standards of Section 17.3.1 in the Zoning Regulations. The motion was seconded by Charles Catania. The motion passed 5-1 with Commissioner Mullan opposing.

4. Other Business / Discussion

4.1 Receipt of Applications

Application [PZ-2018-07] of Gregory Reed for a Special Permit Use for a non independent massage area or establishment at 425 Talcottville Road (Assessor's ID: Map 09, Block 07, Parcel 02)

Town Planner Marina Rodriguez recommended that the Public Hearing for Application [PZ-2018-07] be scheduled for September 20, 2018. The Commission agreed unanimously.

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

Town Planner Marina Rodriguez recommended that the Public Hearing for Application [PZ-2018-08] be scheduled for September 20, 2018. The Commission agreed 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.

5. Adjournment

Susan Reudgen motioned to adjourn the meeting at 8:42p.m. Roland Klee seconded the motion and the motion passed unanimously.

Respectfully Submitted,



Kathleen Minor
Recording Secretary