

T.C

Planning & Zoning Commission (PZC)
Thursday, February 1, 2018
7:30 PM
Council Chambers, Third Floor
Vernon Town Hall, Memorial Building
14 Park Place
Rockville / Vernon, CT

RECEIVED
VERNON TOWN CLERK
18 FEB -9 AM 9:51

DRAFT MINUTES

1. Call to Order & Roll Call

- Meeting was called to order by Chairman Charles Bardes at 7:29pm.
- Regular members present: Chairman Charles Bardes, Wes Shorts, Susan Reudgen, and Roland Klee.
- Alternate Members: Charles Catania sitting for Joseph Miller and Iris Mullan (entered meeting at 7:30PM) sitting for Ronald Scussel.
- Absent Members: Ronald Scussel, Joseph Miller and Alternate Jesse Schoolnik
- 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" Requires Commission Vote.

Chairman Charles Bardes added discussion pertaining to training session from the UCONN Clear. Wes Shorts made a motion to add the discussion to item number 4.2 Additional Business. Susan Reudgen seconded and the motion carried unanimously.

Susan Reudgen made a motion to accept the amended agenda. Charles Catania seconded and the motion carried unanimously.

2.2 Communications received NOT related to Agenda Items

- None

2.3 Acceptance of Minutes of December 7, 2017 and January 18, 2018

- **Acceptance of December 7, 2017 Minutes**
Wes Shorts made a motion to approve the minutes of the December 7, 2017 Regular meeting. Roland Klee seconded and the motion carried unanimously.
- **Acceptance of January 18, 2018 Minutes**
Wes Shorts made a motion to approve the minutes of the January 18, 2018 Regular meeting. Susan Reudgen seconded and the motion carried unanimously.

3. Public Hearing and Action on Application

3.1 Deliberation and Action on Application [PZ-2017-19] of William Bellock for a Modification of an already approved Plan of Development at #One Ellington Avenue (Assessor's ID: Map #23, Block #98, Lot/Parcel #14).

- Town Planner, Marina Rodriguez distributed further clarification from the Fire Marshall and Applicant William Bellock.
- Discussion ensued.

Susan Reudgen made a motion to approve Application [PZ-2017-19] of William Bellock for a Modification to an already approved Plan of Development at #One Ellington Avenue (Assessor's ID: Map #23, Block #98, Lot/Parcel #14) with the following stipulations: that the proposed shed needs to be more than 20 feet from the yard outside the setback area to meet zoning requirements and that it also be at least 5 feet from the pavement to meet the Fire Marshall requirements, that there be vinyl fencing as described in the letter dated January 29, 2018 be installed and that the recycling be also put on the drawing where it was described. Wes Shorts seconded and the motion carried unanimously.

4. Other Business/Discussion

4.1. Receipt of Application

- **Application [PZ-2018-01] for a Special Permit for Massage Therapy service at 151 Talcottville Road.**

Roland Klee made a motion to set the Public Hearing for March 1, 2018. Susan Reudgen seconded and the motion carried unanimously.

4.2 Additional business to be considered should be introduced under PCZ meeting agenda item "2.1 Amendment/ Adoption of Agenda" at the beginning of the meeting.

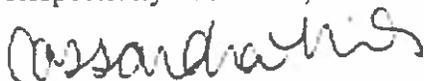
- **Training from UConn CLEAR to be set for a Special Meeting held March 29, 2018.**

Date subject to change after opportunity to attend is extended to other commissions and absent commission members.

5. Adjournment

Wes Shorts motioned to adjourn the meeting at 9:15pm. Susan Reudgen seconded and the motion carried unanimously.

Respectfully Submitted,



Cassandra Minor
Recording Secretary