

T.C.

**Planning & Zoning Commission (PZC)
Special Meeting
Thursday October 26, 2017
7:30 PM
Council Chambers, Third Floor
Vernon Town Hall, Memorial Building
14 Park Place
Rockville / Vernon, CT**

RECEIVED
VERNON TOWN HALL
18 JAN 24 AM 9:44

APPROVED MINUTES

1. Call to Order & Roll Call

- Meeting was called to order by Chairman Wes Shorts at 7:30pm.
- Regular members present: Wes Shorts (Chairman), Ronald Scussel, Joseph Miller and Susan Reudgen.
- Alternate Member: Iris Mullan sitting for Roland Klee
- Absent Members: Charles Bardes and Roland Klee
- Staff present: Marina Rodriguez, Town Planner
- Recording secretary: Cassandra Minor

2. Administrative Actions / Requests

2.1 Acceptance of Minutes of October 19, 2017

Minutes from October 19, 2017 meeting to be presented at the next regular meeting.

3. Public Hearing and Action on Application

3.1 Application [PZ-2017-12] of Todd Gottier for a Site Plan of Development to construct a garage/storage building at #107 West Street (Assessor's ID: Map #22, Block #45, Lot/Parcel #13).

- Town Planner Marina Rodriguez read into record the public notice that was published in the Journal Inquirer on October 13, 2017 and October 20, 2017.
- Abutter notices were mailed notification October 17, 2017.
- The following Town and staff comments submitted to record: Town Planner: October 17, 2017, Design Review Commission: October 5, 2017, Traffic Authority: September 26, 2017, Building Official: September 25, 2017, Zoning Enforcement Officer: September 25, 2017, Wetlands Enforcement Officer: September 25, 2017, North Central District Health Department: October 5, 2017, Fire Marshall: September 28, 2017, Town Engineer: September 28, 2017.
- Eric Gottier spoke on behalf of the Application.
- Ross Heitz spoke on the Application.
- Construct a 30'x52' building for storage only with no increase of parking.
- Storage building to have electricity only- no water or sewer.
- Special Permit request for 200 feet from residential structure.

- Public hearing closed at 7:46pm with no public comments.

Ronald Scussel motioned to approve Application [PZ-2017-12] of Todd Gottier for a Site Plan of Development to construct a garage/storage building at #105 and #107 West Street Assessor's ID: Map #22, Block #45, Parcel #14 and Assessors ID Map: #22, Block #45, Parcel #13 along with a Special Permit relating to Section 14.17.3.24.2. Susan Reudgen amended the motion to add that the four recommendations from Design Review Commission must be followed and any additional recommendations from Town or Staff comments. Susan Reudgen seconded the motion and the motion passed unanimously.

3.1 Application [PZ-2017-15] of Olenders for a Site Plan of Development to construct a parking lot at #114 Loveland Hill Road (Assessor's ID: Map 07, Block #0026, Lot/Parcel #0006A).

- Town Planner Marina Rodriguez read into record the public notice that was published in the Journal Inquirer October 13, 2017 and October 20, 2017.
- Abutter notices were mailed notification October 17, 2017.
- The following Town and staff comments submitted to record: Town Planner: October 17, 2017, Town Engineer: October 6, 2017, North Central Conservation District: October 12, 2017, Traffic Authority: September 26, 2017 (includes the September 14, 2017 draft minutes), Design Review Commission: October 5, 2017, North Central District Health Department: October 6, 2017, Fire Marshall: September 28, 2017, Building Official: September 26, 2017, Zoning Enforcement Officer: September 25, 2017, Wetlands Enforcement Officer: September 25, 2017.
- Town Planner also received correspondence from Vernon Tax Assessor dated October 24, 2017 designating the final parcel ID Number and street address for new parcel as 122 Loveland Hill Road (Assessors Map ID: Map #07, Block #25, Lot/Parcel #0006A).
- Eric Peterson of Gardner & Peterson Associates spoke on behalf of the Application.
- David Olender, property owner, spoke on behalf of the Application.
- Parcel to provide overflow parking for Olenders Body Shop as an accessory use to 704 Talcottville Road.
- Parking lot to be concrete milling.
- Sign/Marker to be present at right of entrance to parcel for emergency servies.
- Gated north access for emergency services.
- Entire zone is zoned Industrial.
- No lighting to be added.
- Public hearing closed at 8:12 with no public comments.

Susan Reudgen motioned to approve Application [PZ-2017-15] of David Olender for a Site Plan of Development and Special Permit for Section 15 on the removal of earth, sand and gravel at 122 Loveland Hill, which is Parcel ID: Map #07, Block #25 Parcel #0006A with the stipulations presented from Central Conservation District, Traffic Authority, Fire Marshall and staff comments. Ronald Scussel seconded the motion and the motion passed unanimously.

4. Adjournment

Susan Reudgen motioned to adjourn the meeting at 8:13pm. Ronald Scussel seconded the motion and the motion passed unanimously.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Cassandra Minor".

Cassandra Minor
Recording Secretary