

TOWN OF VERNON  
**Planning & Zoning Commission (PZC)**  
**Thursday, February 21, 2019, 7:30 PM**  
Town Hall  
14 Park Place, 3<sup>rd</sup> Floor  
Council Chambers  
Vernon, CT

RECEIVED  
VERNON TOWN CLERK  
19 MAR 14 PM 6:20

**APPROVED MINUTES**

1. Call to Order & Roll Call by Susan Reudgen, Chairperson at 7:29pm
  - Regular members present: Susan Reudgen, Wes Shorts, Ronald Scussel, Roland Klee, Joseph Miller, Iris Mullan and Jesse Schoolnik
  - Absent Members: None.
  - Staff present: Shaun Gately, Interim 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.

Roland Klee made a motion to accept the agenda as presented. Ronald Scussel seconded and the motion carried unanimously.

- 2.2 Communications received NOT related to Agenda items  
None.

- 2.3 Acceptance of Minutes of the February 7, 2019 meeting

Jesse Schoolnik made a motion to accept the Minutes of the February 7, 2019 meeting. Roland Klee seconded and the motion carried unanimously.

Iris Mullen entered the meeting at 7:33PM

3. Public Hearing and Action on Application(s)

Application [PZ-2019-02] of Meetinghouse Hill, LLC for a Zone Change from Open Space to R-27, at 780 Hartford Turnpike (Assessor's ID: Map 28, Block 66, Lot 29), and parcel on West Street (Assessor's ID: Map 25, Block 65, Lot 34).

- Interim Town Planner, Shaun Gately read the legal notice into record.
- Karl Hasel of 201 Shallowbrook Lane, Manchester, CT and manager of Meetinghouse Hill, LLC spoke on behalf of the application.
- Maryann Levesque of 183 Bolton Road, Vernon, CT spoke in favor of the application.
- Brian Motola of 103 Vernwood Drive, Vernon, CT spoke in favor of the application.

- Discussion ensued.
- Public Hearing was closed at 7:48pm

Ronald Scussel made a motion that the Vernon Planning and Zoning Commission hereby APPROVE, Application [PZ-2019-02] of Meetinghouse LLC for a Zone Change from Open Space to R-27, at 780 Hartford Turnpike (Assessor's ID: Map 28, Block 66, Lot 29), and parcel on West Street (Assessor's ID: Map 25, Block 65, Lot 34). This approval is granted because the PZC finds that the properties are surrounded by R-27 zoned parcels and moving these parcels back to R-27 zone is consistent with the comprehensive plan and how the surrounding neighborhoods have developed and that this zone change it is consistent with The Town of Vernon's 2012 Plan of Conservation and Development, because this zone change will allow the property's owner receive a grant to help preserve these parcels as open space. Jesse Schoolnik seconded and the motion carried unanimously.

#### 4. New Application(s)

##### 4.1 Receipt of Application

None.

##### 4.2 Extension Request for Spirit Development Co., LLC to complete Site Plan at 1189 Hartford Turnpike (PZ-2008-04).

Jesse Schoolnik made a motion to extend Site Plan PZ-2008-04 to March 6, 2021. Ronald Scussel seconded and the motion carried unanimously.

##### 4.3 Extension Request for Gary Patel to complete Site Plan at 53 Hartford Turnpike (PZ-2009-23).

Roland Klee made a motion to approve extension request for Gary Patel to complete Site Plan at 53 Hartford Turnpike PZ-2009-23 for 2 years date to be February 18, 2021. Ronald Scussel seconded and the motion carried unanimously.

##### 4.4 Sustainable CT discussion.

Interim Town Planner, Shaun Gately explained to Commissioners that the Town of Vernon is working towards a Silver Certification for Sustainable Connecticut. Discussion ensued.

##### 4.5 Aquifer discussion.

Interim Town Planner, Shaun Gately explained that the letter from the State of Connecticut pertaining to aquifer zones has not yet been received and a discussion in relation to the Town of Vernon's aquifer zones will take place at another scheduled meeting. Discussion ensued.

##### 4.6 Electronic delivery of PZC documents

Discussion ensued.

5. Communications sent

- Interim Town Planner, Shaun Gately informed the Commission that the following approval letters have been sent: Strong Family Farm dated January 21, 2019, Economy Oil Car Wash dated February 12, 2019 and Modification to Site Plan at 421 Talcottville Road dated February 12, 2019.

6. Other Business/Discussion  
None.

7. Adjournment

Jesse Schoolnik made a motion to adjourn at 8:16PM. Joseph Miller seconded and the motion carried unanimously.

Respectfully Submitted,



Cassandra Minor  
Recording Secretary