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JR

TOWN OF VERNON
Planning & Zoning Commission (PZC)

Meeting Notice
Thursday, July 18, 2019, 7:30 PM
Town Hall
14 Park Place, 3rd Floor
Council Chambers
Vernon, CT

AGENDA

- 1. Call to Order & Roll Call by Susan Reudgen, Chairperson
- 2. Administrative Actions/Requests
 - 2.1 Amendment/Adoption of Agenda - Additional business to be considered under agenda item #5 "Other Business" requires Commission vote
 - 2.2 Communications received NOT related to Agenda items, if any
 - 2.3 Acceptance of the Minutes from the June 6, 2019 meeting
 - 2.4 Sec. 8-24 Referral for acquisition of 62 Union Street for use as a municipal building and subsequent improvements to the land (Assessor ID: Map 23, Block 0106, Parcel 18)

3. Public Hearing and Action on Application(s)

Application [PZ-2019-05] of Cassidy Hwalek for a Special Permit for Massage and Special Permit for Commercial education or recreational activities at 220 Hartford Turnpike (Assessor's ID: Map 02, Block 013A, Parcel 03)

Aquifer Protection Agency public hearing to approve Aquifer Protection Regulations

Application [PZ-2019-03] of Ken Kaplan for a proposed Text Amendment to the Town of Vernon's Zoning Regulations Section 2 – Definitions, 2.89 Public Institution

Application [PZ-2019-04] of Dorian Famiglietti for a proposed new section to the Town of Vernon's Zoning Regulations entitled Section 3.30, Projections into Yards, and several other Text Amendments to various sections of the Regulations

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4. New Application(s)

Received date: June 20, 2019 (statutorily received due to meeting cancellation)

Application [PZ-2019-06] of Steve Moser, Member of Dart Hill, LLC, for a Site Plan and Special Permits for parking, storage, distribution and office space for fundraising products at **670 Dart Hill Rd.** (Assessor's ID: Map 04, Block 0004, Parcel 03A).

Hearing date to be scheduled by Commission (applicant requesting August 1, 2019).

Received date: July 18, 2019

Application [PZ-2019-07] of the Town of Vernon's Planning and Zoning Commission by it's Staff Liaison, Shaun Gately, for a **text amendment** modification to the Town of Vernon's Zoning Regulations Section 17.1 Alcoholic liquors.

Hearing date to be scheduled by Commission (applicant requesting August 1, 2019).

Received date: July 18, 2019

Application [PZ-2019-08] of Rashid Hamid, President of Naek Construction Co., Inc., for a Zone Change from the SED Zone to the Planned Development Zone: Gerber Farm Area, for seven parcels: **291 Talcottville Rd. Parcel A** (Assessor's ID: Map 03, Block 0004, Parcel 09A), **291 Talcottville Rd. Parcel B** (Assessor's ID: Map 03, Block 0004, Parcel 09A), **26 Naek Rd.** (Assessor's ID: Map 03, Block 0004, Parcel 008-8), **32 Naek Rd.** (Assessor's ID: Map 03, Block 0004, Parcel 008-7), **37 Naek Rd.** (Assessor's ID: Map 03, Block 0004, Parcel 008-4), **38 Naek Rd.** (Assessor's ID: Map 03, Block 0004, Parcel 008-6), **46 Naek Rd.** (Assessor's ID: Map 03, Block 0004, Parcel 008-5).

Hearing date to be scheduled by Commission (applicant requesting August 15, 2019).

5. Other Business/Discussion

5.1 POCD

5.2 Sustainable CT

6. Communications sent

7. Adjournment

Susan Reudgen, Chairperson
Planning & Zoning Commission