

TOWN OF VERNON
Planning & Zoning Commission (PZC)

Thursday, August 15, 2019, 7:30 PM

Town Hall
14 Park Place, 3rd Floor
Council Chambers
Vernon, CT

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Approved Minutes

1. Call to Order & Roll Call by Roland Klee, Vice-Chairperson at 7:32pm
 - Regular members present: Roland Klee, Joseph Miller, Jesse Schoolnik and Iris Mullan
 - Alternate Member: Michael Mitchell (sitting for Wes Shorts)
 - Absent Members: Susan Reudgen and Wes Shorts
 - 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 #5 "Other Business" requires Commission vote

Interim Town Planner, Shaun Gately requested the Commission add a receipt of Application to Section 3. Jesse Schoolnik made a motion to add a receipt of application to Section 3. Joseph Miller seconded and the motion carried unanimously.

- 2.2 Communications received NOT related to Agenda items, if any

None.

- 2.3 Acceptance of the Minutes from the August 1, 2019 meeting

Interim Town Planner, Shaun Gately noted for the record to change Mark Mitchell to Michael Mitchell. Michael Mitchell made a motion to accept the August 1, 2019 Meeting Minutes as amended. Joseph Miller seconded and the motion carried unanimously.

3. New Application(s) for receipt, if any

Interim Town Planner, Shaun Gately requested the commission hear Application PZ-2019-09 for a Zone Change by Kenneth Boynton from PDZ Gerber Zone to the Comprehensive Multi-Family Dwelling Zone, Special Permits and Preliminary Plan of Development for 15 new single family units at 652 Dart Hill Road and that hearing to be scheduled for September 19, 2019.

Iris Mullan made a motion to hear PZ-2019-09 on September 19, 2019. Michael Mitchell seconded and the motion carried unanimously.

4. Public Hearing and Action on Application(s)

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 Road (Assessor's ID: Map 04, Block 0004, Parcel 03A).

Continuation of hearing from August 1, 2019 meeting.

- Public Hearing was re-opened at 7:35PM.
- Steve Moser, Applicant spoke and answered questions.
- Applicant is requesting to construct an addition
- An additional 10-15 parking space will be provided.
- Interim Town Planner, Shaun Gately read an abutter notice received August 15, 2019 from Kenneth Boynton of 125 Dobson Road in favor of the application.
- Discussion ensued.
- Jesse Schoolnik made a motion to close the Public Hearing at 7:42 PM. Iris Mullan seconded, and the motion carried unanimously.

Jesse Schoolnik made a motion to approve 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 production at 670 Dart Hill Road Assessor's ID: Map 04, Block 0004, Parcel 03A with the modification to the site plan as recommended by the Town Engineer. Joseph Miller seconded and the motion carried unanimously.

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.** (Assessor's ID: Map 03, Block 0004, Parcel 09A), **293 Talcottville Rd.** (Assessor's ID: Map 03, Block 0004, Parcel 09E), **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).

- Interim Town Planner, Shaun Gately read the legal notice into record.
- Legal notice was published in the Journal Inquirer on August 3, 2019 and August 10, 2019.
- Michael Mitchell made a motion to open the Public Hearing at 7:46PM. Joseph Miller seconded and the motion carried unanimously.
- Greg McCracken, of Jacobs, Walker, Rice and Barry, LLC spoke on behalf of the applicant.
- Zone change is requested from SED Zone to a Planned Development Zone to add multi-family housing.
- Jesse Schoolnik made a motion to close the public hearing at 8:00PM. Michael Mitchell seconded and the motion carried unanimously.
- Discussion ensued.

Iris Mullan made a motion to deny application PZ-2019-08. Motion failed

Joseph Miller made a motion to approve Application PZ-2019-08 in accordance with, and based on the consistency of the Plan of Conservation and Development while taking into account economic development, fiscal improvement of the community and potential negative impacts on

traffic, conservation neighborhood and fostering compatible mixture of residential, commercial and light industrial uses through the use of appropriate placement of buildings and parking areas. Roland Klee seconded and the motion failed with 2 opposed and 3 in favor (Note: Commission needs 4 or more votes to pass the zone change)

5. Other Business/Discussion

5.1 POCD

Interim Town Planner, Shaun Gately explained to the Commission that the request for qualification for Consultant Services for preparation of the Plan of Conservation and Development has been published. Discussion ensued.

5.2 Sustainable CT

Interim Town Planner, Shaun Gately spoke in relation to the Sustainable CT Silver Certification the Town of Vernon is working towards obtaining. Discussion ensued.

6. Communications sent

None.

7. Adjournment

Jesse Schoolnik made a motion to adjourn at 8:13PM. Michael Mitchell seconded and the motion carried unanimously.

Respectfully submitted,



Cassandra Minor
Recording Secretary