

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Thursday, January 17, 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 Vice Chairman, Wes Shorts at 7:33PM

- Regular members present: Wes Shorts, Susan Reudgen, Joseph Miller, Roland Klee, Iris Mullan and Jesse Schoolnik
- Absent Members: Ronald Scussel
- Staff present: Shaun Gately, Interim Town Planner
- Recording secretary: Cassandra Minor

1.1 Election of Officers

Chairperson:

Iris Mullan made a motion to nominate Susan Reudgen as Chairperson. Joseph Miller seconded and the motion carried unanimously.

Vice Chairman:

Iris Mullan made a motion to nominate Roland Klee as Vice Chairman. Chairperson, Susan Reudgen seconded and the motion carried unanimously.

Secretary:

Chairperson, Susan Reudgen made a motion to nominate Joseph Miller as Secretary. Roland Klee seconded and the motion carried unanimously.

2. Administrative Actions/Requests

2.1 Amendment/Adoption of Agenda - Additional business to be considered under agenda item #4 "Other Business" requires Commission vote

Interim Town Planner, Shaun Gately explained that under Other Business/Discussion - Section 5.1 has been pulled and will be discussed at a more appropriate time. Roland Klee made a motion to accept the agenda with that change. Jesse Schoolnik seconded and the motion carried unanimously.

2.2 Communications received NOT related to Agenda items
None.

2.3 Acceptance of Minutes of the December 6, 2018 meeting

Wes Shorts made a revision to reflect that under Section 3.2 Diane and Bill Gutzmer were not present at the meeting and that Town Planner Marina Rodriguez read a letter they sent into the record. Wes Shorts made a motion to accept the Minutes of the December 6, 2018 meeting with said revision. Roland Klee seconded and the motion carried. Susan Reudgen abstained as she was not present at that meeting.

3. Public Hearing and Action on Application(s)

Continuation of hearing for Application [PZ-2018-13] of Strong Family Farm, Inc. for a Special Permit with Site Plan for Adaptive Re-Use at 274 West Street (Assessor's ID: Map 27, Block 19, Parcel 04)

- Susan Reudgen recused herself- Vice Chairman Roland Klee opened the Public Hearing.
- Interim Town Planner Shaun Gately summarized the result of the meeting of December 6, 2018 and explained that the Plan of Conservation and Development regulations regarding farm land. Additionally, Mr. Gately provided the Commission with Consent for Extension of Statutory Periods Required under CGS, Chapter 8-7d and an email from Town Engineer, David A. Smith in regards to the revisions made to the application since the December 6, 2018 meeting.
- Bob Hurd of 7 Rheel Street introduced himself to the Commission for questions regarding the Application.
- Public Hearing was closed at 7:51pm.
- Discussion ensued.

Recess: 7:53pm; Reconvened: 7:58pm.

Wes Shorts made a motion that the Vernon Planning & Zoning Commission does hereby APPROVE, as amended herein, Application (PZ-2018-13) of Strong Family Farm for a Special Permit with Site Plan for Adaptive Re-Use at 274 West Street (Assessor's ID: Map #27, Block #0019, Lot/Parcel, #0004). This approval is granted because the Planning and Zoning Commission finds that the application including revised plans, as presented by the applicant and as amended by the stipulations of this approval, complies with the applicable requirements of the Vernon Zoning Regulations and satisfies the requirements of section 17.3 governing special permits. The Adaptive Re-Use Special permit granted by this approval, more specifically Sec. 4.4.4.11, meets the definition outlined in section 2.96, and adheres to the general provisions in section 3.26. The following uses will now be allowed on this site subject to the additional stipulations listed after the uses:

- Continued use of the existing two family residence
- Commercial Education
- Commercial Recreation
- Retail Sales of Connecticut Made products
- Agricultural Activities
- Agricultural Museum
- Community Events
- Private Functions (including but not limited to Weddings, and social gatherings)
- Accessory uses customarily incidental to the above listed special permit uses.

Additional Stipulations to be added to the standard conditions and restrictions:

- The hours of operation for the above listed uses (excluding the residence) will be restricted as follows; Sun-Thurs from 8am to 7pm; Fri-Sat 8am to 10pm.
 - All parking will be contained on the property and out of the town right of way.
 - If over flow parking is arranged on abutting properties and pedestrian crossing of a town or state road is required, the Police Chief will be notified for a determination of whether or not a traffic detail officer will need to be hired.
 - At the time the applicant is ready to install the pervious parking areas they will need a letter from the Town Engineer approving the alternative surface in accordance with Sec. 3.15
 - The applicant shall make arrangements to have any trash generated from the above listed commercial uses removed from the property daily.
 - Uses that are specifically prohibited by the zoning regulations will not be allowed by this approval.
 - Additionally: any additional other standard approvals as required with other approvals.
- Jesse Schoolnik seconded and the motion carried unanimously of present members.

4. New Application(s)

Received date: December 20, 2018 (statutorily received due to meeting cancellation)

Application [PZ-2018-14] of Economy Oil Change, Inc. for Site Plan and Special Permits at **56 Talcottville Road** (Assessor's ID: Map 02, Block 11, Lot/Parcel #15), and **58 Talcottville Road** (Assessor's ID: Map 02, Block 11, Lot/Parcel #17), for the development of a car washing facility. Application to be heard at the February 7, 2019 meeting.

Received date: January 17, 2019

Application [PZ-2019-01] of William Dowty for a Zone Change at **80 Wilson Lane** (Assessor's ID: Map 07, Block 24, Lot/Parcel #1A).

Wes Shorts made a motion to hear PZ-2019-01 on February 7, 2019. Roland Klee seconded and the motion carried unanimously.

5. Other Business/Discussion

5.1 ~~Attorney Dorian Famiglietti requested an interpretation from the Commission regarding a zoning matter with respect to property located at 284 Lake Street. Attorney Famiglietti and her client will be present for discussion.~~ PULLED.

5.2 Extension request for Diamond 67 LLC Site Plan of Development & Special Permits at 117 Reservoir Road (PZ-2003-04).

Interim Town Planner, Shaun Gately explained the background information pertaining to Application PZ-2003-04 and the requirements as pertains to extensions. Wes Shorts made a motion to grant the Extension of 3 years as requested to March 27, 2022. Jesse Schoolnik seconded and the motion carried unanimously.

6. Adjournment

Wes Shorts made a motion to adjourn at 8:05pm. Joseph Miller seconded and the motion carried unanimously.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Cassandra Minor". The signature is written in a cursive, somewhat stylized font.

Cassandra Minor
Recording Secretary