

TOWN OF VERNON
Planning & Zoning Commission (PZC)

Thursday, October 17, 2019, 7:30 PM

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

Approved Minutes

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1. Call to Order & Roll Call by Roland Klee, Vice-Chairperson at 7:31pm
 - Regular members present: Roland Klee, Joseph Miller, Jesse Schoolnik and Mike Mitchell
 - Alternate Member: Robin Lockwood (sitting for Iris Mullan)
 - Absent Members: Susan Reudgen, Wes Shorts and Iris Mullan
 - Staff present: Shaun Gately, Interim Town Planner
 - Recording secretary: Cassandra Santoro

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 PZ-2019-13 under Section 3. Joseph Miller made a motion to add a receipt of application under second 3. Jesse Schoolnik 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 September 19, 2019 meeting

Robin Lockwood made a motion to approve the Minutes of September 19, 2019. Jesse Schoolnik seconded and the motion carried unanimously.

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

Received by Commission on 10-17-2019

Application [PZ-2019-13] of Tina Varner, Agent for 65 Windsor Avenue, LLC for a Special Permit for electronic signs at 65 Windsor Avenue (Assessor's ID: Map 07, Block 0038, Parcel 00009).

Mike Mitchell made a motion to schedule application PZ-2019-13 for November 7, 2019. Robin Lockwood seconded and the motion carried unanimously.

4. Public Hearing and Action on Application(s)

Application [PZ-2019-09, PART II] of Kenneth Boynton, **Final Plan of Development**, for 15 new single-family units at 652 Dart Hill Road (Assessor's ID: Map 04, Block 0004, Parcel 0002).

- Interim Town Planner, Shaun Gately explained that this application was previously heard and that this is for a final approval of the Site Plan of Development.
- Dorian Famiglietti of Kahn, Kerensky & Capossela, LLP spoke on behalf of the applicant.
- Mark Peterson of Gardner Peterson & Associates explained to the commission the revisions made to the site plan.
- Discussion ensued.

Robin Lockwood made a motion to approve Application PZ-2019-09, Part II. Joseph Miller seconded and the motion carried unanimously.

Received by Commission on 09-05-2019

Application [PZ-2019-11] of the Olender Family Limited Partnership for a Zone Change to multiple parcels, **718 Talcottville Road**, from the Industrial Zone to the PRD Zone (Assessor's ID: Map 07 Block 0026 Parcel 0001A), **118 Loveland Hill Road**, from the R-22 Zone to the PRD Zone (Assessor's ID: Map 07 Block 0026, Parcel 0007) and **110 Loveland Hill Road**, from the R-22 Zone to the PRD Zone (Assessor's ID: Map 07, Block 0026, Parcel 0006. Special Permits have also been requested to allow for the existing single-family homes on these parcels, once the zone has been changed.

- Interim Town Planner, Shaun Gately read the Legal Notice into the record.
- Legal Notice was posted in the Journal Inquirer on October 5, 2019 and October 12, 2019
- Dorian Famiglietti of Kahn, Kerensky & Capossela, LLP spoke on behalf of the applicant.
- Discussion ensued.
- No public comment was made.
- Robin Lockwood made a motion to close the Public Hearing at 8:02PM. Joseph Miller seconded and the motion carried unanimously.

Mike Mitchell made a motion to approve the zone change at 718 Talcottville Road, 118 Loveland Hill Road and 110 Loveland Hill Road to the new PRD Zone because the commission finds it consistent with the Plan of Conservation and Development, specifically that these parcels are in a future multifamily development area, specifically area E, and it encourages consolidating smaller parcels. Robin Lockwood seconded and the motion carried unanimously.

Robin Lockwood made a motion to approve application PZ-2019-11 for Special Permits to permit existing single-family home on these parcels now that the zones have been changed. Mike Mitchell seconded and the motion carried unanimously.

Statutorily received by Commission on 10-03-2019

Application PZ-2019-12 of Jacob Ziter, for a Special Permit for depositing and storage of fill, or future lot improvements and grading related to new home construction, at 40 Dockerel Road (Assessor's ID: Map 51, Block 0138, Parcel 0004B).

- Interim Town Planner, Shaun Gately read the legal notice into the record.
- Legal Notice was posted in the Journal Inquirer on October 5, 2019 and October 12, 2019.
- Jay Ussery of J.R Russo & Associates of East Windsor spoke on behalf of the applicant.
- Jacob Ziter, applicant spoke and answered questions.
- Request to grade 8 acre parcel for new construction of a single family home.
- Jim Ferguson of 65 Dockerel Road requested clarification regarding aspects of the application.
- James Bell of 41 Dockerel Road requested clarification regarding aspects of the application.
- Discussion ensued.
- Robin Lockwood made a motion to close the Public Hearing at 8:37 PM. Jesse Schoolnik seconded and the motion carried unanimously.

Roland Klee made a motion to approve application PZ-2019-12 for Special Permit for depositing and storing 800 cubic yards of clean fill at 40 Dockerel Road be approved as it meets the standards for a Special Permit under Section 17.3, that it does not create hazardous condition relative to public health and safety, that it is compatible with neighborhood and uses, does not create a nuisance, does not hinder the future sound development of the community and will conform to all applicable sections of the zoning regulations. I further add the stipulations that staff has suggested regarding confining the activity to the area submitted on the site plan and that the silk fencing, erosion control and final grades, the hours of operation be limited to 7:30 AM to 4:30 PM Monday through Friday and that the permit expires after 1 year from the date of issuance. Joseph Miller seconded. Mike Mitchell made request to amend the motion in relation to PZ-2019-10 to time change. Request to amend the hours from 7:30 AM – 4:30 PM to match PZ-2019-10 to 8:00 AM to 4:00 PM Monday through Friday. Joseph Miller seconded and the motion with amendment carried unanimously.

5. Other Business/Discussion

5.1 POCD

Interim Town Planner, Shaun Gately explained there was no update available at this time.

5.2 Sustainable CT

Interim Town Planner, Shaun Gately explained to the Commission that the Town of Vernon was awarded 800 Points and would expect to be receiving the Silver Certification after approval from the Sustainable Board.

6. 8-24 Referrals, if any

None.

7. Communications sent

None.

8. Adjournment

Mike Mitchell made a motion to adjourn at 8:43PM. Robin Lockwood seconded and the motion carried unanimously.

Respectfully submitted,

A handwritten signature in blue ink that reads "Cassandra Santoro". The signature is written in a cursive style and includes a small flourish at the end of the name.

Cassandra Santoro
Recording Secretary