

TOWN OF VERNON
Planning & Zoning Commission (PZC) 19 DEC 12 AM 11:35

Thursday, November 21, 2019, 7:30 PM

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

Approved Minutes

1. Call to Order & Roll Call by Roland Klee, Vice-Chairperson at 7:30pm
 - Regular members present: Roland Klee, Joseph Miller, Jesse Schoolnik, Mike Mitchell, Wes Shorts and Iris Mullan
 - Alternate Member: Robin Lockwood (sitting for Susan Reudgen)
 - Absent Members: Susan Reudgen,
 - 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

Wes Shorts made a motion to accept the agenda as submitted. Joseph Miller seconded and the motion carried unanimously.

Roland Klee assigned Alternate Robin Lockwood to sit for Susan Reudgen

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

None.

- 2.3 Acceptance of the Minutes from the November 7, 2019 meeting.

Wes Shorts made a motion to approve the Minutes from the November 7, 2019 meeting with corrections. Jesse Schoolnik seconded and the motion carried unanimously.

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

None.

4. Public Hearing and Action on Application(s)

Received by Commission on 11-07-2019

Application [PZ-2019-14] 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); and a Special Permit has been requested for **291 Talcottville Rd.**, to allow the existing single family home on this parcel, once the zone has been changed.

- Interim Town Planner Shaun Gately read the legal notice into the record.
- Legal notice was published in the Journal Inquirer on November 9, 2019 and November 16, 2019.
- Gregory W. McCracken from Jacobs, Walker, Rice and Barry spoke on behalf of the Applicant.
- Request to change 21 acre parcel from SED Zone to Planned Development Zone
- Zone change is being requested to build 76 Townhouse style homes to be sold, not rented.
- Rashid Hamid, Applicant and President of Naek Construction Company, Inc. spoke.
- Single Family home currently located on the parcel is to be demolished.
- Discussion ensued.
- Wes Shorts made a motion to close the public hearing at 7:50 PM. Robin Lockwood seconded and the motion carried unanimously.

Robin Lockwood moved, that the Vernon Planning & Zoning Commission does hereby APPROVE, Application PZ-2019-14: Rashid Hamid – for a Zone Change at 291 Talcottville Rd, 293 Talcottville Rd; 26 Naek Rd; 32 Naek Rd; 37 Naek Rd; 38 Naek Rd; and 46 Naek Rd. from SED to PDZ- Gerber Farm Area, and a Special Permit for 291 Talcottville Rd. This approval is granted because the PZC finds that this Zone change the PZC finds that this Zone change is consistent with The Town of Vernon's 2012 POCD, Page 79 identifies these lots are in Policy Area E for future Multi-Family or other Planned Residential Development (PRD). And with the existing natural resource constraints, and the recent developments on abutting parcels it makes sense to allow for the future residential development of these parcels.

The special permit for the existing residential structure on 291 Talcottville Rd is also granted because the PZC finds that the application, as presented by the applicant and as amended by the stipulations of this approval, if any, complies with the applicable requirements of the Vernon Zoning Regulations and satisfies the requirements section 17.3 governing special permits. Joseph Miller seconded and the motion carried unanimously.

5. Other Business/Discussion

5.1 POCD

Interim Town Planner, Shaun Gately explained that interviews with four (4) consultants will be held December 5, 2019.

5.2 Sustainable CT

Interim Town Planner, Shaun Gately explained that there are no updates at this time, however, in the future this agenda item will be necessary for various aspects of the Sustainable Certification.

6. 8-24 Referrals, if any

None.

7. Communications sent

None.

8. Adjournment

Wes Shorts made a motion to adjourn at 8:12PM. Robin Lockwood seconded and the motion carried unanimously.

Respectfully submitted,



Cassandra Santoro
Recording Secretary