

TOWN OF VERNON
Planning & Zoning Commission (PZC)

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Meeting Notice
Thursday, January 16, 2020, 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 7:31 pm
 - Regular members present: Roland Klee, Jesse Schoolnik, Mike Mitchell, Joseph Miller, Wes Shorts and Iris Mullan
 - Alternate Member: Robin Lockwood (sitting for Susan Reudgen)
 - Absent Members: Susan Reudgen and Gloria Townsend
 - Staff present: Shaun Gately, Interim Town Planner
 - Recording secretary: Jill Rocco

2. Administrative Actions/Requests

- 2.1 Amendment/Adoption of Agenda - Additional business to be considered under agenda item #5 "Other Business" requires Commission vote

Mike Mitchell made a motion to approve the agenda as submitted. Robin Lockwood seconded and the motion carried unanimously.

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

None

- 2.3 Election of Officers

Roland Klee, Vice Chairperson entertained nominations for open seats on the committee.

Chairperson

Wes Shorts made a motion to nominate Roland Klee. Mike Mitchell seconded and the motion carried unanimously. There were no other nominees presented.

Vice Chairperson

Joseph Miller made a motion to nominate Wes Shorts. Robin Lockwood seconded and the motion carried unanimously. There were no other nominees presented.

Secretary

Iris Mullan made a motion to nominate Joseph Miller. Wes Shorts seconded and The motion carried unanimously. There were no other nominees presented.

2.4 Approval of the Minutes from the December 19, 2019 meeting

Robin Lockwood made a motion to accept the minutes from December 19, 2019. Mike Mitchell seconded and the motion carried unanimously. Jesse Schoolnik and Iris Mullan abstained.

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

None

4. Public Hearing and Action on Application(s), if any

Application [PZ-2019-15] of Nancy Diaz, Member of A & N Auto, LLC, for a Special Permit to sell new and used tires, including mounting and balancing, at 630 Talcottville Rd. (Assessor's ID: Map 08, Block 0025, Parcel 00009).

Shaun Gately, Interim Town Planner read the public notice published in the Journal Inquirer on January 4, 2020 and January 11, 2020.

Present were co-owners:

Nancy Diaz 52 Catherine St, Hartford, CT

Angel Fontanez 52 Catherine St., Hartford, CT

Angel Fontanez spoke on the application – see exhibit A

Floor open for questions

Discussion ensued

Shaun Gately, Interim Town Planner explained that Building Dept. and Fire Marshall have purview outside of PZC any building/fire code questions will be taken care of by those departments.

Roland Klee, Vice Chairperson read additional stipulations to applicants.

Shaun Gately, Interim Town Planner clarified that all signage will go to Zoning Dept. for approval

Mike Mitchell made a motion that the Public Hearing be closed. Wes Shorts seconded and the motion carried unanimously.

Mike Mitchell motioned to accept PZ-2019-15 Approval of a Special Permits to automotive repair specifically selling and installing of new and used tires.

Mike Mitchell MOVED, that the Vernon Planning & Zoning Commission does hereby APPROVE, as amended herein, Application [PZ-2019-15] of Nancy Diaz, Member of A & N Auto, LLC, for a Special Permit to sell new and used tires, including mounting and balancing, at 630 Talcottville Rd. located on (Assessor's ID: Map 08, Block 0025, Parcel 00009).

This approval is 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. The special permit granted by this approval include: Sec. 4.9.4.11- which pertains to (Motor vehicle repairing and servicing, specifically installing and balancing tires).

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

- No used car sales are allowed under this approval.
- Outside display is limited to what's allowed by the zoning regulations, which is up to 10% of the floor area (or 120 sq. ft).
- All tire work shall be performed indoors
- Parking shall be confined to paved striped parking surfaces.
- Used tires shall be disposed of properly and not stored outside.

Iris Mullan seconded and the motion carried unanimously.

5. Other Business/Discussion

5.1 POCD

Shaun Gately, Interim Town Planner announced they are still in process of selecting a candidate. No new updates at this time.

6. 8-24 Referrals, if any

None

7. Communications sent

None

8. Adjournment

Robin Lockwood made a motion to adjourn at 8:59 pm. Iris Mullan seconded and the motion carried unanimously.

Respectfully submitted,


Jill Rocco
Recording Secretary