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TOWN OF VERNON
Planning & Zoning Commission (PZC)
Meeting Notice & Agenda
Thursday, May 18, 2023 7:30 PM
Town Hall Memorial Building- 3rd Floor Council Chambers
14 Park Place Vernon, CT 06066

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AGENDA

1. **Call to Order & Roll Call by Roland Klee, Chairman**
2. **Administrative Actions/Requests**
 - 2.1 Amendment/Adoption of Agenda - Additional business to be considered under agenda item #6 "Other Business" requires a Commission vote.
 - 2.2 Approval of the Minutes from **April 20, 2023**
3. **New Application(s) for receipt, if any:**
 - 3.1. **PZ 2023-07 – 212 & 218 TALCOTTVILLE RD-** Application of Robert Blanchette for a Zone Change to create the entire parcels as commercial. The property is zoned Commercial [Map #10, Block#015R, Lot #00038 & Map #10, Block#015R, Lot #00039].

Request to schedule Public Hearing date for 6/22/2023
 - 3.2. **PZ2023-07- 212 and 218 TALCOTTVILLE RD –** Application of Robert Blanchette, Borghesi Building-Engineering for Site Plan and Special Permits (4.9.4.15.1) to construct a 20,245 sf +/- retail plaza, associated parking and grading. This lot to be combined with 218 Talcottville road upon approval. The parcel is zoned Commercial [Map #10, Block #015R, Lot #00038 and Map #10 Block #015R, Lot #00039]

Request to schedule Public Hearing date for 6/22/2023
 - 3.3 **PZ2023-08- 425 TALCOTTVILLE RD –** Application of Peter Rusconi, Shoppes at Eastview LLC for Site Plan and Special Permit (4.9.4.17) for a proposed drive-thru on south side of the existing building. Proposed restriping, curbing, signage, reduction in parking spaces though the site complies with the required parking. The parcel is zoned Commercial [Map #09, Block #0007, Lot #00002]

Request to schedule Public Hearing date for 6/22/2023
4. **Public Hearing(s) and Action on Applications:**
 - 4.1. **PZ2023-06- 367 TALCOTTVILLE RD –** Application of Stephen Giudice, Marco Enterprise Management, LLP for Site Plan and Special Permits (4.20.4.13.4, 4.20.4.13.6, and 4.20.4.3) to construct a 34,320 sq. ft. building addition with pavement access and storage container area. The parcel is zoned SED (Special Economic Development) [Map #04, Block #0004, Lot #0006A]

5. **8-24 Referrals, if any**

6. **Other Business/Discussion**

6.1 Notice of Exempt Modification - AT& T Site CT 5328/FA#10071294
Address: 777 Talcottville Road, Vernon, CT 06066

7. **Public Comments Received**

8. **Adjournment**