

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Thursday, February 4, 2021, 7:30 PM

Via Zoom

Approved Minutes

1. Call to Order & Roll Call by Roland Klee, Chairman @ 7:30 PM

- Regular members present: Roland Klee, Robin Lockwood, Mike Mitchell, Joseph Miller, Susan Reudgen and Jesse Schoolnik
- Alternate Member: Carl Bard sitting for Iris Mullan
- Absent Members: Iris Mullan
- Staff present: George McGregor, Town Planner
- Recording secretary: Jill Rocco

2. Administrative Actions/Requests

2.1 Amendment/Adoption of Agenda - Additional business to be considered under agenda item #6 "Other Business" requires Commission vote

Joseph Miller moved to **ADOPT** the agenda as submitted. Susan Reudgen seconded and the motion carried unanimously.

2.2 Approval of the Minutes from the **January 21, 2021**

Robin Lockwood moved to **APPROVE** the January 21, 2021 minutes with comments. Joseph Miller seconded and the motion carried unanimously.

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

NONE

4. Public Hearing(s) and Action on Applications:

4.1 Application [**PZ-2021-01**] of Chapman Acres LLC, for a Site Plan of Development to replace an existing maintenance building, to include demolition, building construction and associated site work at 1120 Hartford Turnpike (Assessor ID: Map 43, Block 68, Parcel 22A). **NOTE: Action only; no public hearing.**

George McGregor, Town Planner, explained the details of Application [**PZ-2021-01**], which includes a new 6000+- new maintenance shop (replacing a smaller shop with a crumbling foundation). The project also adds a planting screen of 20 evergreen trees along the western property line. Tim Coon, Project Engineer, J.R. Russo & Associates, LLC spoke in regards to the application

- Discussion ensued

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Jesse Schoolnik moved that the Planning and Zoning Commission **APPROVE [PZ-2021-01]**, a modification to a Site Plan of Development located at 1120 Hartford Tpke. The approval is based upon a finding that the application meets the site plan requirements of Section 14 and is subject to the plan set entitled "Maintenance Building Mt. Vernon Apartments" prepared by Russo Surveyors/Engineers dated January 27, 2021 and the Architectural Elevation prepared by Russell and Dawson, Inc., dated September 30, 2020. Robin Lockwood seconded and the motion carries with Mike Mitchell abstaining.

5. 8-24 Referrals, If any

NONE

6. Plan of Conservation and Development Update

George McGregor, Town Planner gave a brief update that the Planning firm Milone & MacBroom (now SLR) will be at the February 18, 2021 meeting to facilitate a Commission work session on Vision, Goals, and Objectives.

7. Other Business/Discussion

7.1 Application **[PZ-2020-14]** of the Town of Vernon's Planning Department, for a proposed Text Amendment to the Zoning Regulations, Section 15 (Removal of Earth, Sand, and Gravel). The Commission continued discussion on the Text Amendment after requesting that the Town engineer appear to assist in clarifying technical issues.

- George McGregor, Town Planner, updated the PZC on Application **[PZ-2020-14]** of the Town of Vernon's Planning Department, for a proposed Text Amendment to the Zoning Regulations, Section 15 (Removal of Earth, Sand, and Gravel).
- Discussion ensued; primarily centered on individual property enforcement concerns around Vernon, especially related to crumbling foundations and site work on individual residential lots.
- Dave Smith, Town Engineering, answered questions.

Robin Lockwood moved that the Planning and Zoning Commission **APPROVE [PZ-2020-14]**, a Zoning Regulation Text Amendment of Section 15, Removal of Earth, Sand, and Gravel, based upon a finding that the amendments are consistent with the Plan of Conservation and Development's goals ensuring that land use regulations are "user-friendly" (POCD, page 90.). Carl Bard seconded and the motion carries with Mike Mitchell abstaining.

7.2 Extension of **[PZ-2008-04]**, Spirit Development Co. LLC, a site plan and special permit, located at 1189 Hartford Tpke.

- George McGregor, Town Planner, explained the details of Extension of **[PZ-2008-04]**, Spirit Development Co. LLC, a site plan and special permit, located at 1189 Hartford Tpke.
- Discussion ensued.

Susan Reudgen moved that the Vernon Planning and Zoning Commission does hereby **EXTEND**

[PZ-2008-04] for a one-year period, until March 6, 2022. Robin Lockwood seconded and the motion carries with Mike Mitchell abstaining.

8. **Adjournment**

Susan Reudgen moved to **ADJOURN** at 8:08 PM. Carl Bard seconded and the motion carried unanimously.



Jill Rocco
Recording Secretary