

TOWN OF VERNON
Planning & Zoning Commission
(PZC) Thursday
January 21st, 2021, 7:30 PM

RECEIVED
VERNON TOWN CLERK
21 FEB -5 AM 11:46

Via Zoom

Approved Minutes

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

- Regular members present: Roland Klee, Robin Lockwood, Mike Mitchell, Joseph Miller, Iris Mullan, Susan Reudgen and Jesse Schoolnik
- Alternate Member: Carl Bard
- Absent Members:
- Staff present: George McGregor, Town Planner, Shaun Gately, EDC/Asst 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

Robin Lockwood motioned to **ADOPT** the agenda. Joseph Miller seconded and the motion carried unanimously.

2.2 Election of Officers

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

Chairperson

Robin Lockwood made a motion to nominate Roland Klee. Susan Reudgen seconded and the motion carried unanimously. There were no other nominees presented.

Vice Chairperson

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

Secretary

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

2.3 Approval of the Minutes from the **January 7, 2021**

Susan Reudgen motioned to **APPROVE** the minutes from January 7, 2021. Mike Mitchell seconded and the motion carried unanimously.

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

[PZ-2021-01] Application 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)

George McGregor, Town Planner read the details of the application and recommended a hearing date Of February 4, 2021.

Robin Lockwood motioned to add Application **[PZ-2021-01]** to the February 4, 2021 meeting. Joseph Miller seconded and the motion carried unanimously.

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

4.1 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).

- Chairman Roland Klee, read the following teleconference rules into the record:
 1. Any member of the public who wishes to provide public comment may participate remotely via computer with a microphone and ZOOM link or via telephone call-in number
 2. We ask that all participants "MUTE" their phones and that the meeting organizer may mute participants if excessive noise or feedback interrupts the meeting.
 3. Speakers are encouraged to use the ZOOM Chat function to alert the host that they would like to speak.
 4. At the appropriate time, the Chairman will call for public comment. Speakers should unmute their phones by pressing *6 and then clearly identify their name and address.
 5. Speakers should direct their comments through the Chairman
 6. Please be patient.
- Town Planner George McGregor read the legal notice into the record.
- Legal notice was published in the Journal Inquirer on January 9, 2021 and January 19, 2021.
- Proper notice has been provided to the COG, adjoining towns and the Town Clerk.
- Town Planner George McGregor explained the details of the application.
- Roland Klee, Chairperson, opened the Public Hearing.
- No one spoke.
- Robin Lockwood made a motion to close the Public Hearing at 7:54 PM. Joseph Miller seconded and the motion carried unanimously.
- Discussion ensued
- Robin Lockwood made a motion to CONTINUE the agenda item to the February 4, 2021 meeting. Susan Reudgen seconded and the motion carried unanimously.

4.2 Application [**PZ-2020-15**] of the Town of Vernon's Planning Department, for a proposed Text Amendment to the Zoning Regulations, Section 20 (Aquifer Protection) and numerous references throughout other Sections.

- Town Planner George McGregor read the legal notice into the record.
- Legal notice was published in the Journal Inquirer on January 9, 2021 and January 19, 2021.
- Proper notice has been provided to the COG, adjoining towns and the Town Clerk.
- Town Planner George McGregor explained the details of the application.
- Roland Klee, Chairperson, opened the Public Hearing.
- Ann Letendre, 29 Gottier Drive, spoke in regards to the application.
- Shaun Gately, EDC/Asst Planner, responded

Susan Reudgen made a motion to close the public hearing at 8:16 PM. Robin Lockwood seconded and motion carried unanimously.

Robin Lockwood **MOVED** that the Planning and Zoning Commission Approve PZ-2020-15, a Zoning Regulation Text Amendment of Section 20, Aquifer Protection, 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) and that a separate, stand-alone Aquifer Protection Ordinance, consistent with State of Connecticut guidelines, was approved on July 18, 2019. Susan Reudgen seconded and the motion carried unanimously.

5. 8-24 Referrals, If any

NONE

6. Plan of Conservation and Development Update

George McGregor, Town Planner, gave an update on the Community Workshop held January 14, 2021 via Zoom. Milone & MacBroom will be back in February to discuss the results further.

7. Other Business/Discussion

- a. 2021 Connecticut Bar Association Land Use Seminar

George McGregor, Town Planner, shared some details in regards to the upcoming seminar. A flyer has been provided.

8. Adjournment

Robin Lockwood made a motion to **ADJOURN** at 8:28 PM. Susan Reudgen seconded and the motion carried unanimously.


Jill Rocco

Recording Secretary