

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Virtual Meeting Notice & Agenda
Thursday, January 7th, 2021, 7:30 PM

Join Zoom Meeting

Zoom Meeting Information

<https://us02web.zoom.us/j/88968598988?pwd=SFhuMzNlbk16MnFSaFJrY29jMEhCdz09>

Meeting ID: 889 6859 8988 **Passcode:** P3xH4G

By Phone: 646 876 9923

Meeting ID: 889 6859 8988

Passcode: 832054

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 Commission vote
 - 2.2 Approval of the Minutes from the **December 17, 2020**
3. **New Application(s) for receipt, if any:**
4. **Public Hearing(s) and Action on Applications**
5. **8-24 Referrals, If any**
 - 5.1 Town of Vernon-5 Brooklyn St. (Parcel ID: 41-0119-00001), 98 East Main St. (Parcel ID: 40-0117-00005), and 104 Main St. (Parcel ID:0117-00006), disposition of land
6. **Plan of Conservation and Development Update**
7. **Other Business/Discussion**
8. **Adjournment**

Roland Klee, Chairman
Planning & Zoning Commission

DRAFT MINUTES

RECEIVED
VERNON TOWN CLERK
20 DEC 21 AM 9:28

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Thursday, December 17th, 2020, 7:30 PM

Via Zoom

Draft Minutes

1. **Call to Order & Roll Call by Roland Klee, Chairman at 7:31 PM.**
 - Regular members present: Roland Klee, Mike Mitchell, Joseph Miller, Iris Mullan, Susan Reudgen, Jesse Schoolnik and Wes Shorts
 - Alternate Member: Robin Lockwood
 - Absent Members:
 - 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

Wes Shorts motioned to **ADOPT** the agenda. Iris Mullan seconded and the motion carried unanimously.

- 2.2 Approval of the Minutes from the **December 3, 2020**

Wes Shorts motioned to **APPROVE** the minutes from December 3, 2020 with changes. Susan Reudgen 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-2020-13]** of 6 Pack, Inc. (Umakiran Buddah, Manager), for a special permit pursuant to Section 4.9.4.11 and 17.1.1 of the Town of Vernon Zoning Regulations for the warehousing, wholesaling and distribution of alcoholic beverages at 27 Hartford Turnpike, Suite S212 (Assessor ID: Map 01, Block 0158, Parcel 00027).

- Town Planner George McGregor read the legal notice into the record.
- Legal notice was published in the Journal Inquirer on December 5, 2020 and December 12, 2020.
- Notice sent to abutters.
- Town Planner George McGregor explained the details of the application.
- 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.

- Mohin Kapadwala, 68 Hyde Ave., spoke in regards to the application.
- Umakiran Buddha, applicant, spoke in regards to the application.
- Satya Athi, applicant, spoke in regards to the application.
- Wes Shorts motioned to close the Public Hearing at 7:43PM. Joseph Miller seconded and the motion carried unanimously.
- Discussion ensued

Joseph Miller **MOVED** that the Planning and Zoning Commission Approve **PZ-2020-13**, a special permit of sale of alcohol at 27 Hartford Tpke., based upon a finding that the special permit is consistent with the requirements of 17.3.1 and exceeds the distance separation requirement of Section 17.1.2. Wes Shorts seconded and the motion carried unanimously.

4.2 Application [**PZ-2020-16**] of Square Peg Pizzeria, Vernon for a Modification of a Site Plan of Development to renovate and update an existing restaurant site and for a Special Permit pursuant to Section 4.9.4.17 to allow a drive-up service window at 226 Talcottville Rd. (Assessor's ID: Map 10, Block 015R, Parcel 0040F).

- Town Planner George McGregor read the legal notice into the record.
- Legal notice was published in the Journal Inquirer on December 5, 2020 and December 12, 2020.
- Notice sent to abutters.
- Town Planner George McGregor explained the details of the application.
- Jay Maffe, owner, Maffe Investments, 624 Hebron Ave., Glastonbury, spoke in regards to the application.
- Ed Diamond, Architect with Vincent Baback Architecture, LLC. Spoke in regards to the application.
- Jay Maffe, owner, spoke in detail in regards to the drive-up window.
- Kevin Johnson, landscape architect with Close, Jensen & Miller of Wethersfield, spoke in regards to the application.
- Ann Letendre, 29 Gottier drive spoke with comments and concerns.
- Jay Maffe, owner, responded to Ann Letendre's concerns.
- Discussion ensued
- Mike Mitchell motioned to CLOSE the Public Hearing at 8:29PM. Wes Shorts seconded and the motion carried unanimously.

Wes Shorts **MOVED** that the Planning and Zoning Commission Approve **PZ-2020-16**, a Site Plan of Development with a Special Permit located at 226 Talcottville Rd. This approval is based upon a finding that the application meets the site plan requirements of Section 14 and that the special permit requested meets and exceeds the review criteria set forth in Section 17.3.1. The approval is subject to the Site Plan prepared by Close Jensen and Miller, dated December 1, 2020 and the Architectural Elevation prepared by Vincent Babak Architecture, dated November 25, 2020. Iris Mullan seconded and the motion carried unanimously.

(Action Only)

4.3 Application **[PZ-2020-17]** of Bohler Engineering for a Modification of a Site Plan of Development to add an additional drive-through lane with new menu boards, façade, signage, and other minor site revisions at McDonald's, 74 Reservoir Rd. (Assessor's ID: Map 46, Block 0071, Parcel 0019B)

- Chairman Roland Klee recused himself.
- Vice Chair, Wes Shorts sat as Chairman for this application.
- Town Planner George McGregor explained the details of the application.
- Matthew Tyler, Design Engineer, Bohler Engineering, spoke in regards to the application.
- Discussion ensued.

Joseph Miller **MOVED** that the Planning and Zoning Commission Approve PZ-2020-17, a modification to a Site Plan of Development located at 74 Reservoir Rd. This 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, "Site Development Plans for Existing McDonald's" prepared by Bohler Engineering dated September 21, 2020 and the Architectural Elevations prepared by Sky Borne Technologies, revised through April 12, 2019.

- Condition: The Applicant shall allow interparcel access to the adjacent parcel (Map 46, Block 71, Parcel I) and include note to this effect on the Mylar Plan set.

Susan Reudgen seconded and the motion carried unanimously.

5. 8-24 Referrals, If any

5.1 8.24 Review for the disposition of certain properties owned by the Town of Vernon

Location	Parcel ID
28 Grand Ave.	23-091A-00007
108-110 High St.	23-088A-00012 & 00013
14 Laurel St.	41-0119-00009
47 South St.	42-0072-0010D
112 Vernon Ave.	39-062C-00045
Unaddressed Grier St. properties	52-0140-0040B
	52-0140-0040-4
	52-0140-0040-7
	52-0140-0040-8

Susan Reudgen **MOVED** that the Planning & Zoning Commission finds that the disposition of town parcels:

Location	Parcel ID
28 Grand Ave.	23-091A-00007
108-110 High St.	23-088A-00012 & 00013
14 Laurel St.	41-0119-00009
47 South St.	42-0072-0010D
112 Vernon Ave.	39-062C-00045
Unaddressed Grier St. properties	52-0140-0040B
	52-0140-0040-4
	52-0140-0040-7
	52-0140-0040-8

is consistent with POCD as the POCD promotes the redevelopment of vacant parcels and increasing the tax base. Wes Shorts seconded and the motion carried unanimously.

6. **Plan of Conservation and Development Update**

Town Planner George McGregor gave a brief update in regards to the town wide public Zoom meeting on January 14, 2020.

7. **Other Business/Discussion**

Commissioner Wes Shorts announced this would be his last meeting on the commission. Discussion ensued.

8. **Adjournment**

Wes Shorts motioned to adjourn at 8:54 PM. Joseph Miller seconded and the motion carried unanimously.

Jill Rocco
Recording Secretary

824'S



OFFICE OF THE
TOWN PLANNER

TOWN OF VERNON

14 PARK PLACE, VERNON, CT 06066-3291

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MEMORANDUM

TO: Town of Vernon Planning and Zoning Commission

FROM: George K. McGregor, AICP, Town Planner

SUBJECT: CGS 8-24 Referral – 5 Brooklyn St., 98 East Main St., 104 East Main St.

DATE: January 7, 2020

The Town of Vernon has requested a CGS 8-24 referral for 5 Brooklyn St., (assessor ID: Map 41 Block 0119 Parcel 00001), 98 East Main St. (assessor ID: Map 40, Block 0117, Parcel 00005)¹, and 104 East Main St. (assessor ID: Map 40, Block 0117, Parcel 00006). The Town is considering the potential acquisition and disposition of these parcels in order facilitate future re-development of the historic Mill complex. At a time to be determined, the parcels would be conveyed to a developer.

State statute declares:

*"No municipal agency or legislative body shall (1) locate, accept, abandon, widen, narrow or extend any street, bridge, parkway or other public way, (2) locate, relocate, substantially improve, **acquire land for**, abandon, sell or lease any airport, park, playground, school or other **municipally owned property** or public building, (3) locate or extend any public housing, development, redevelopment or urban renewal project, or (4) locate or extend public utilities and terminals for water, sewerage, light, power, transit and other purposes, until the proposal to take such action has been referred to the commission for a report."*

The intent of this consideration is for the Commission to review the proposed action and issue a finding on its consistency or lack thereof with the Plan of Conservation and Development.

The Properties are zoned Historic District Industrial. The POCD identifies the parcel as Industrial. The business development policies of the POCD support redevelopment and increasing the tax base. Specifically, the POCD emphasizes "promoting redevelopment of vacant buildings and underutilized sites" (page 82) and historic mills, in particular (page 68).

Therefore, this request is consistent with the adopted POCD.

¹ The PZC has previously forwarded (9/17/20) a positive 8-24 review for the acquisition of 98 East Main St.

Location and Aerial Maps

