

TOWN OF VERNON  
**Planning & Zoning Commission (PZC)**  
Virtual Meeting Notice & Agenda  
**Thursday, October 15, 2020, 7:30 PM**

Join Zoom Meeting

**Zoom Meeting Information**

<https://us02web.zoom.us/j/82693782760?pwd=TnNBcXdBZmxHd0lxbmNOZ1pMV1orQT09>

**Meeting ID:** 826 9378 2760    **Passcode:** N913LY

**By Phone:** 646 876 9923    **Meeting ID:** 826 9378 2760    **Passcode:** 398554

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 **October 1, 2020**
  
3.    **New Application(s) for receipt, if any:**
  
4.    **Public Hearing(s) and Action on Application**

**NONE**
  
5.    **8-24 Referrals, If any**
  
6.    **Plan of Conservation and Development Update**
  
7.    **Other Business/Discussion**
  
8.    **Adjournment**

Roland Klee, Chairman  
Planning & Zoning Commission

**TOWN OF VERNON**  
Virtual Meeting  
**Planning & Zoning Commission (PZC)**  
**Thursday, October 1, 2020, 7:30 PM**

VIA ZOOM

**DRAFT MINUTES**

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

- Regular members present: Roland Klee, Joseph Miller, Mike Mitchell, Iris Mullan, Susan Reudgen, Jesse Schoolnik and Wes Shorts
- Alternate Member: Robin Lockwood
- Absent Members: none
- 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

Susan Reudgen made a motion to **ADOPT** the agenda. Joseph Miller seconded and the motion carried unanimously.

- 2.2 Approval of the Minutes from the **September 17, 2020**

Mike Mitchell made a motion to **APPROVE** the minutes from September 17, 2020. Iris Mullan seconded. The motion carries with Susan Reudgen, Jesse Schoolnik and Wes Shorts abstaining.

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

**NONE**

**4. Public Hearing(s) and Action on Application**

**4.1** Application [PZ-2020-10] of APH Hairstylists (Alice and Allan House) for a Site Plan of Development and several Special Permits in order to renovate, remodel, and improve a hair salon located at 274 Talcottville Rd. (Assessor's ID: Map 10, Block 015K, Parcel 00028). The property is zoned Commercial.

- Town Planner George McGregor read the legal notice into the record.
- Legal notice was published in the Journal Inquirer on 9/19/20 and 9/26/20.
- 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.

- George McGregor, Town Planner, gave details in regards to the application.
  - Allan House, applicant, 155 Windemere Ave., Ellington, spoke in regards to the application
  - Chairman Roland Klee, asked the commission if there were any comments or questions.
  - Discussion ensued
  - Chairman Roland Klee opened the Public Hearing at 7:43 PM
  - No one spoke in favor of
  - No one spoke in opposition
  - Discussion ensued
  - Mike Miller made a motion to close the Public Hearing at 7:45 PM. Susan Reudgen seconded and the motion carried unanimously.
- A. Mike Mitchell **MOVED** that the Planning and Zoning Commission Approve PZ-2020-10, a Site Plan of Development with Special Permits located at 274 Talcottville Rd. This approval is based upon a finding the application meets the site plan requirements of Section 14 and that the special permits requested meet and exceed the review criteria set forth in Section 15 and Section 17.3.1, and is subject to the conditions of approval dated October 1, 2020.

**Conditions of Approval  
PZ 2020-10 274 Talcottville Rd.  
APH Hairstylists, LLC  
October 1, 2020**

1. The property shall be developed in substantial conformance with the Site Plan Set dated 8/2020 (Sheets 1-8) prepared by Messier Survey, LLC (with Raymond Nelson, PE).
2. The Property Shall be develop in substantial conformance to the Architectural Elevations for “APH Hair Stylists Salon Suites” dated August 31, 2020.
3. The property shall be developed in substantial conformance to the “Retaining Wall Design” set sheets 1 and 2, dated August 26, 2020, prepared by Eric Merluzzi, PE.
4. Prior to the commencement of any site work, the applicant or his/her agent shall submit to the Town Planner an instrument of financial guarantee, as determined by the Town Engineer, in a form acceptable to the PZC for Erosion and Sedimentation Control.
5. The above conditions are in addition to the standard conditions and stipulations for all site development projects.

Wes Shorts seconded and the motion carried unanimously.

**4.2** Application [PZ-2020-11] of CT Golf Land LLC (Steven LaMesa and Jerry Fornelli) for a modification to a Site Plan of Development and a series of Special Permits to modify and enhance a commercial recreation, family fun center located at 95 Hartford Turnpike (Assessor ID: Map 1, Block 158, Parcel 95). The property is zoned Commercial.

- Chairman Roland Klee reminded everyone the teleconference rules were still in effect.
- Town Planner George McGregor read the legal notice into the record.
- Legal notice was published in the Journal Inquirer on 9/19/20 and 9/26/20.
- Town Planner George McGregor gave details in regards to the application

- Mark Peterson, Gardner & Peterson Assoc., LLC, 178 Hartford Tpke, Tolland spoke in regards to the application.
- Discussion ensued.
- Jerry Fornarelli, co-applicant for CT Golf Land, LLC
- Steven LaMesa, 2 Wilson Court, Enfield, co-applicant, spoke in regards to the application
- Chairman Roland Klee opened the Public Hearing at 8:02PM
- No one spoke in favor of
- No one spoke in opposition
- Ann Letendre, 29 Gottier Dr., commented
- Jerry Fornarelli, applicant, replied to comments
- Discussion ensued
- Mark Peterson asked a question in regards to procedure
- Chairman Roland Klee responded

Mike Mitchell made a motion to close the Public Hearing at 8:10 PM. Joseph Miller seconded and the motion carried unanimously.

- A. Susan Reudgen **MOVED** that the Planning and Zoning Commission Approve PZ-2020-11, a Site Plan of Development with Special Permits located at 95 Hartford Tpke. This approval is based upon a finding the application meets the site plan requirements of Section 14 and that the special permits requested meet and exceed the review criteria set forth in Section 15 and Section 17.3.1, and is subject to the conditions of approval dated October 1, 2020.

**Conditions of Approval  
PZ 2020-11 95 Hartford Tpke.  
CT Golf Land LLC  
October 1, 2020**

1. The property shall be developed in substantial conformance with the Site Plan Set dated 8-15-20, Revised through **9-25-20** (Sheets 1-4) Prepared Gardner & Peterson Associates, LLC.
  2. The Property Shall be develop in substantial conformance to the Architectural Elevations dated 9-1-20 (Main Building), 4-5-20 (Ice Cream Shop), prepared by Digital Quill Studio.
  3. Prior to the commencement of any site work, the applicant or his/her agent shall submit to the Town Planner an instrument of financial guarantee, as determined by the Town Engineer, in a form acceptable to the PZC for Erosion and Sedimentation Control.
  4. The above conditions are in addition to the standard conditions and stipulations for all site development projects.
  5. The applicant shall continue discussions with the Open Space Task Force representatives regarding the extension of the Hockanum Linear Park Trail.
5. **8-24 Referrals, If any**
- NONE
6. **Plan of Conservation and Development Update, if any**
- Town Planner, George McGregor gave POCD update
- There is a live survey sent throughout the community

- In the next 10 days or so, they are working on selecting a focus group

7. **Other Business/Discussion**

NONE

6. **Adjournment**

Mike Mitchell made a motion to ADJOURN at 8:17 PM. Jesse Schoolnik seconded and the motion carried unanimously.

Jill Rocco  
Recording Secretary

# Vernon looks for resident input on development plan

- By Anthony Branciforte  
[abranciforte@journalinquirer.com](mailto:abranciforte@journalinquirer.com)

VERNON — Officials are seeking input from residents and other stakeholders as they work to create an updated plan of conservation and development.

Municipal plans of conservation and development, or POCDs, are revised every 10 years per state statute. Vernon's POCD — which outlines priorities in areas including economic development, land use, transportation, and natural resource preservation — was adopted in January 2012.

## SURVEY

OPEN TO: Residents, business owners, and property owners

DUE: Nov. 1

PURPOSE: To guide the revision of the town's Plan of Conservation and Development

As part of the town's ongoing process to update the plan, a survey has been opened to residents as well as business and property owners. The survey is open until Nov. 1. It asks questions including, whether Vernon needs more or less various types of housing such as single family homes, multi-family homes, condominiums, apartments, and assisted living facilities; how respondents feel about Vernon's commercial development; how respondents would rate the quality of public services and facilities in town; and whether there are enough sports fields and recreational programs.

"With the survey, we want people to think about how they want their town to be developed," Planning and Zoning Commission Chairman Roland Klee said. "Learning the opinions of residents is a very important part of this process."

Klee said the POCD "isn't something that gets created and then put on a shelf" but is a guide officials use as they make decisions.

Following the community survey, officials will begin developing the new plan's overarching objectives and will hold a community workshop to further discuss stakeholders' priorities, Rebecca Augur, an engineering consultant who is working with the town, said in July during a Planning and Zoning Commission meeting.

"This survey is an important part of the planning process," Town Planner George McGregor said this week. "The more responses we get, the clearer sense the commission will have of what the community values."

The survey can be taken online at

<https://www.surveymonkey.com/r/VernonPOCD>

and paper copies can be found in the newsletter box at the Senior Center at 135 Bolton Rd. Mailed copies of the survey can be requested by calling the Planning Department at 860-870-3667.

# Vernon Officials Want Citizen Input For New Development Plan

Vernon residents are being asked to take a survey as a new Plan of Conservation and Development is formulated.

By [Chris Dehnel, Patch Staff](#)  
Oct 6, 2020 4:55 pm ET

Reply



Vernon residents are being asked to take a survey as a new Plan of Conservation and Development is formulated. (Chris Dehnel/Patch)

VERNON, CT — Vernon's Planning and Zoning Commission wants to hear from residents,



business people and property owners as it begins updating the town's Plan of Conservation and Development.

The POCD is designed to be a guide for development and land use in Vernon for the next 10 years and beyond. The plan sets policy priorities and goals for the physical, economic, environmental, and social future of the community.

"Preparing the POCD is an important step in establishing Vernon's land use goals and priorities," Mayor Daniel Champagne said. "Having residents, taxpayers and business owners share their views will help our community plot its future."

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### **Woman Uses Ring Cam to Order Her Chickens Back Inside**

Pamela's chickens take the term "free range" seriously. One day, she opened her Ring app to discover they had ventured a little too far from the backyard. See what happens next.

[\*\*Watch Now\*\*](#)

The planning process involves assessing current conditions and trends in order to develop reasonable goals and strategies, and engaging the community in a dialogue on its future. A survey has been prepared to gather opinions on housing, quality of life, recreation, use of public land, access to services and amenities, and other topics of importance in Vernon.

"With the survey, we want people to think about how they want their town to be developed," Planning and Zoning Commission Chairman Roland Klee said. "Learning the opinions of residents is a very important part of this process. We want to know what our community's priorities are, and what our residents' ideas about Vernon's future are. The POCD isn't something that gets created and then put on a shelf. We use it in guiding our decisions."

Subscribe

To take the survey, please click [here](#).

"This survey is an important part of the planning process," Vernon Town Planner George McGregor said. "The more responses we get, the clearer sense the commission will have of what the community values."

For those who do not have access to a computer, paper copies of the survey can be found in the newsletter box at the Vernon Senior Center, 135 Bolton Road. Copies of the survey can also be mailed to people who request them by calling the Planning Department at 860-870-3667.

Completed paper copies of the survey can be dropped off at or mailed to the Planning Department, 55 West Main St. Street, Vernon, CT 06006, or emailed to [gmcgregor@vernon-ct.gov](mailto:gmcgregor@vernon-ct.gov).

The deadline for surveys is Nov. 1.

ThankReply