

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Thursday, December 3rd, 2020, 7:30 PM

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VERNON TOWN CLERK
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VIA Zoom

AAPROVED 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
 - Staff present: George McGregor, Town Planner, Shaun Gately, EDC
 - 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 revised agenda. Jesse Schoolnik seconded and the motion carried unanimously

 - 2.2 Approval of the Minutes from the **November 19, 2020**

Wes Shorts moved to **APPROVE** the minutes from November 19, 2020. Mike Mitchell seconded and the motion carried with Susan Reudgen abstaining.

3. **New Application(s) for receipt, if any:**
 - 3.1 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).

George McGregor, Town Planner, explained the details and recommended a hearing date of January 21, 2021.

Joseph Miller moved to receive application **PZ 2020-14** and schedule the item for hearing on January 21, 2021. Susan Reudgen seconded and the motion carried unanimously.

 - 3.2 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.

George McGregor, Town Planner, explained the details and recommended a hearing date of January 21, 2021.

Susan Reudgen moved to receive application **PZ 2020-15** and schedule the item for hearing on January 21, 2021. Wes Shorts seconded and the motion carried unanimously.

 - 3.3 Application [**PZ-2020-16**] of Square Peg Pizza, 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).

George McGregor, Town Planner, explained the details and recommended a hearing date of December 17, 2020.

Wes Shorts moved to receive application **PZ 2020-16** and schedule the item for hearing on December 17, 2020. Susan Reudgen seconded and the motion carried unanimously.

- 3.4 Application [**PZ-2020-17**] of Bohler Engineering for a Modification of a Site Plan of Development to add an additional drive-thru 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).

George McGregor, Town Planner, explained the details and recommended a hearing date of December 17, 2020.

Wes Shorts moved to receive application **PZ 2020-17** and schedule the item for hearing on December 17, 2020. Susan Reudgen seconded and the motion carried unanimously.

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

NONE

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

NONE

6. **Plan of Conservation and Development Update: Vision and Objectives Discussion**

- George McGregor, Town Planner, introduced Rebecca Augur and Pat Gallagher from Milone & MacBroom
- Rebecca Augur and Pat Gallagher gave detailed results in regards to the town wide survey sent that was sent out.
- The towns visions, goals and updates were discussed.
- Milone & MacBroom would like to hold a virtual community workshop in January to get a sense from the community as to where they see themselves in 10 years.

7. **Other Business/Discussion**

NONE

8. **Adjournment**

Mike Mitchell motioned to ADJOURN at 9:12 PM. Susan Reudgen seconded and the motion carried unanimously.


Jill Rocco
Recording Secretary