

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Thursday, November 19th, 2020, 7:30 PM

RECEIVED
VERNON TOWN CLERK
20 DEC -7 PM 2:47

Via Zoom Meeting

APPROVED 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, Jesse Schoolnik and Wes Shorts
- Alternate Member: Robin Lockwood sitting for Susan Reudgen
- Absent Members: Susan Reudgen
- 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

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

- 2.2 Approval of the Minutes from the **November 5, 2020**

Joseph Miller motioned to **APPROVE** the minutes from November 5, 2020 with one change. Iris Mullan seconded and the motion carried with Mike Mitchell abstaining.

- 2.3 Approval of PZC 2021 Meeting Schedule

Wes Shorts motioned to **APPROVE** the 2021 Meeting Schedule. Joseph Miller seconded and the motion carried unanimously.

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

[PZ-2020-13] 6 Pack, Inc. (Umakiran Buddah, Manager) requests a special permit for the warehousing, sale and distribution of craft beers at 27 Hartford Turnpike, Suite S212 (Assessor ID: Map 01, Block 0158, Parcel 00027) This property is zoned commercial.

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

Mike Mitchell motioned to **RECEIVE** the application on December 17, 2020. Jesse Schoolnik seconded and the motion carried unanimously.

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

4.1 ACTION ONLY [PZ 2020-12] A. Vets Real Estate, LLC requests site plan of development approval to permit an open storage facility for a contractor's business located at 965 Hartford Turnpike (Assessor ID: Map 26, Block 0072, Parcel 0031H) and a portion of 933 Hartford Turnpike (Assessor ID: Map 26, Block 0072, Parcel 0031J). The site plan includes an existing office and garage facility, new storage containers, and a proposed gravel parking lot.

- George McGregor, Town Planner, read the details of the application
- Bruce Fader, Attorney for the applicant, spoke in regards to the application
- Mark Peterson, Engineer from Gardner & Peterson Associates, LLC spoke in regards to the application
- Discussion ensued

Robin Lockwood **MOVED**, the Planning and Zoning Commission **APPROVE** PZC 2020-12, a Site Plan for 965 and a portion of 933 Hartford Tpke., upon a finding that the application conforms to the Town of Vernon Zoning Regulations is consistent with the site plan requirements of Section 14, and shall be developed in substantial conformance with the plan set dated November 10, 2020, prepared by Gardner & Peterson Associates, LLC. Joseph Miller seconded and the motion carried unanimously.

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

NONE

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

- George McGregor, Town Planner, introduced Rebecca Augur and Pat Gallagher from Milone & MacBroom

6.1 Data Analysis Presentation

- Rebecca Augur and Pat Gallagher gave key findings and spoke in regards to the next steps and schedule for visions and objectives
- Discussion ensued

6.2 Community Survey Summary

- Rebecca Augur and Pat Gallagher both spoke and gave a PowerPoint presentation in regards to the survey
- A virtual workshop is to be scheduled for 2021
- Discussion ensued
- Milone & MacBroom to return in December for an update

7. **Other Business/Discussion**

NONE

8. **Adjournment**

Wes Shorts made a motion to ADJOURN at 8:34 PM. Mike Mitchell seconded and the motion carried unanimously.



Jill Rocco

Recording Secretary