

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Thursday, February 18, 2021, 7:30 PM

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VERNON TOWN CLERK
21 MAR -8 PM 12:58

Zoom Meeting

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, Susan Reudgen and Jesse Schoolnik
 - Alternate Member: Carl Bard sitting for Joseph Miller
 - Absent Members: Joseph Miller and Iris Mullan
 - 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 #7 "Other Business" requires Commission vote

Susan Reudgen motioned to **ADOPT** the agenda. Jesse Schoolnik seconded and the motion carried unanimously.

 - 2.3 Approval of the Minutes from the **February 4, 2021.**

Susan Reudgen motioned to **APPROVE** the February 4, 2021. Robin Lockwood seconded and the motion carried unanimously.

3. **New Application(s) for receipt, if any:**
 - 3.1 Application [**PZ-2021-02**] Krause Realty Trust, requests a zone change from R-27 to Commercial (C) and Open Space Zone (OSZ) to two parcels, one located at 34 Acorn Rd. containing 1.1457 acres, (Assessor's ID: Map 01, Block 159A, Parcel 00002) and the other located at 42 Acorn Rd containing 1.2407 acres, (Assessor's ID: Map 01, Block 159A, Parcel 00001), to provide additional inventory parking at an automobile dealership.

George McGregor, Town Planner, explained the details of Application [**PZ-2021-02**] **AND** Application [**PZ-2021-03**] together. The application is looking for a zone change in order to create additional inventory parking at 6 Hartford Tpke., 32 Acorn Rd. and 34 Acorn Rd. A hearing date of March 18, 2021 was recommended.

Discussion ensued.

Carl Bard motioned to receive Application [**PZ-2021-02**] **AND** Application [**PZ-2021-03**] for public hearing on March 18, 2021. Susan Reudgen seconded and the motion carried with Robin Lockwood abstaining.

 - 3.2 Application [**PZ-2021-03**] Krause Realty Trust, requests a site plan of development approval for the expansion of parking areas for inventory storage at an automobile dealership, one located at 6 Hartford Tpke., (Assessor's ID: Map 01, Block 0159, Parcel 0001B), another located at 34 Acorn Rd., (Assessor's ID: Map 01, Block 0159A, Parcel 00002), and the last at 42 Acorn Rd., (Assessor's ID: Map 01, Block 0159A, Parcel 00001).

Hearing date of March 18, 2021 set in above motion.

- 3.3 Application [PZ-2021-04] Ernesto Aulet, requests a special permit pursuant to Section 4.10.4.4, to allow an Automotive Repair Shop at 77 Industrial Park Rd., (Assessor's ID: Map 28, Block 133, Parcel 5H). This property is zoned Industrial.

George McGregor, Town Planner explained the details of Application [PZ-2021-04] requesting a special permit to allow automotive repair at their tow shop on 77 Industrial Park Rd. A hearing date of March 4, 2021 was recommended.

Robin Lockwood motioned to receive Application [PZ-2021-04] for public hearing on March 4, 2021. Susan Reudgen seconded and the motion carried unanimously.

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

NONE

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

NONE

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

George McGregor, Town Planner introduced Pat Gallagher and Liz Esposito of SLR (formerly Malone and MacBroom.

6.1 Recap January 14, 2021 Community Workshop

Pat Gallagher gave an update and Liz went over the top three planning issues.

- What residents seek out Rockville for.
- Economic development.
- Pedestrian priorities.
- Housing.
- Discussion ensued.
- What Vernon will look like in 2032.

6.2 Plan format and structure

Pat Gallagher spoke on format and structure.

- Visions, Goals, Objectives, and Strategies.
- Visions for the future – including land use, community, structure.
- Goals – organizing plan chapters around goals and strategies.
- Action agenda will provide details.

6.3 Draft vision statement

Pat Gallagher presented a draft Vision Statement for the Commission to review and discuss.

- Discussion ensued

6.4 Draft goals and objectives

Pat Gallagher provided draft Goals and Objectives for:

- Rockville

- Economic Growth and Expansion
- Housing
- Sustainability
- Resiliency
- Protect and Promote Vernon's natural and historic resources
- Cooperate with local and regional governments

Pat Gallagher concluded with the next steps and goals and that they would like to hold a second workshop in the Spring of 2021.

6.5 Other POCD discussion

NONE

7. **Other Business/Discussion**

7.1 Town Planner Report

George McGregor, Town Planner and Roland Klee, Chairperson are working on a PZC meeting flow and what should be on George's update report.

- Discussion ensued.

8. **Adjournment**

Susan Reudgen motioned to **ADJOURN** at 8:37 PM. Mike Mitchell seconded and the motion carried unanimously.



Jill Rocco
Recording Secretary