

TOWN OF VERNON
Planning & Zoning Commission (PZC) 21 APR -8 AM 10: 22
Thursday, April 1, 2021 7:30 PM

Via Zoom

Draft Minutes

1. **Call to Order & Roll Call by Roland Klee, Chairman at 7:32PM**

- Regular Members Present: Roland Klee, Robin Lockwood, Joseph Miller, Iris Mullan Mike Mitchell and Jesse Schoolnik.
- Alternate Member: Carl Bard
- Absent Member: Susan Reudgen
- Staff Present: George McGregor, Town Planner
- Recording secretary: Cassandra Santoro.

2. **Administrative Actions/Requests**

- 2.1 Amendment/Adoption of Agenda - Additional business to be considered under agenda item #7 "Other Business" requires Commission vote

Robin Lockwood moved to **ADOPT** the agenda as written. Joseph Miller seconded and the motion carried unanimously.

- 2.3 Approval of the Minutes from the **March 18, 2021**.

Robin Lockwood made a motion to **APPROVE** the minutes from March 18, 2021. Iris Mullan seconded and the motion carried with two (2) abstentions – Commissioners Schoolnik and Mitchell.

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

- 3.1 Application [**PZ-2021-06**] Rockville Retail LLC, requests a special permit approval, pursuant to Section 4.23.5.6 (warehousing) of the Town Zoning Regulations for the creation of an indoor, temperature controlled, storage facility located at 33 & 35 West Main St., (Assessor's ID: Map 40, Block 0090, Parcel 00002).

George McGregor, Town Planner explained the details of Application [PZ-2021-06] a special permit request located at 33 & 35 West Main Street.

Robin Lockwood moved to **ACCEPT** Application [PZ-2021-06] for a Special Permit at 33-35 West Main at the April 15, 2021 meeting. Jesse Schoolnik seconded and the motion carried unanimously.

4. **Public Hearing(s) and Action on Applications:
(Continued from March 18, 2021)**

- 4.1 Application [**PZ-2021-02**] Krause Realty Trust, requests a zone change for two parcels, one located at 34 Acorn Rd. (Assessor's ID: Map 01, Block 159A, Parcel 00002) and the other located at 42 Acorn Rd. (Assessor's ID: Map 01, Block 159A, Parcel 00001). Both parcels are currently zoned R-27. The requested change is to rezone 1.1457 acres of the parcels to Commercial, in order to merge that portion into adjacent Commercial land to provide additional inventory parking at an automobile dealership, and to rezone 1.2407 acres of the parcels to Open Space Zone.

- Robin Lockwood recused herself from the hearing at 7:37PM.
- Carl Bard was assigned to sit for Commissioner Robin Lockwood by Chairman Roland Klee.
- Chairman Roland Klee explained that the Town Planner read the Legal Notice into record at the March 18, 2021 meeting and 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.

- Dorian Famiglietti of Kahan, Kerensky & Capossela, LLP spoke on behalf of the applicant. Ms. Famiglietti also introduced Peter Krause, Applicant and Consultant George Logan.
- Ms. Famiglietti asked the commission to present both the Zone Change and the Site Plan applications in one to avoid redundancy and to save time. Chairman Roland Klee accepted.
- Discussion ensued.
- Comments for Public Hearing opened at 8:36PM.
- Darlene and Tibor Zoller of 19 Allison Road spoke in opposition of the application.
- Elizabeth Tremblay of 5 Hartl Drive spoke in opposition of the application.
- Greg Lockwood of 14 Allison Road spoke in opposition of the application.
- Ann Letendre of 29 Gottier Drive spoke regarding a conservation easement.
- Dorian Famiglietti provided closing statements
- Lois Leighton of 11 Allison Road spoke in opposition.
- Joseph Miller made a motion to close the public hearing at 9:18PM. Jesse Schoolnik seconded and the motion carried unanimously.

Discussion ensued.

Carl Bard made a motion to **APPROVE** the application for a zone change because one, it is consistent with the Plan of Conservation and Development and secondly, with the conservation easement it locks the property into being open space. Joseph Miller seconded the motion. Discussion ensued. The motion carried with one opposition, Iris Mullan.

- 4.2 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). **Action only**

Carl Bard made a motion to **APPROVE** the site plan as it is consistent with site plan requirements. Joseph Miller seconded and the motion carried unanimously.

Robin Lockwood returned to the meeting.

Carl Bard was assigned to sit for Commissioner Susan Reudgen by Chairman Roland Klee.

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

None.

6. Plan of Conservation and Development Update

6.1 Introduction of Future Land Use Map and Planning Area Summaries

Town Planner, George McGregor presented the commission with a detailed Plan of Conservation and Development update. Discussion ensued.

7. Other Business/Discussion-

7.1 Extension of [PZ-2016-20], Richard Korris, a site plan, located at 129 & 145 Talcottville Rd.

Town Planner George McGregor explained the stipulations of the request for extension of site plan at 129 and 145 Talcottville Road.

Carl Bard made a motion to grant a two (2) year extension for PZ-2016-20. Robin Lockwood seconded and the motion carried unanimously.

8. Adjournment

Mike Mitchell made a motion to adjourn at 9:58PM. Carl Bard seconded and the motion carried unanimously.

Respectfully,

Cassandra Santoro
Recording Secretary