

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

VIA Zoom

Approved Minutes

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VERNON TOWN CLERK  
21 APR 12 PM 2:33

1. **Call to Order & Roll Call by Roland Klee, Chairman**
  - Regular members present: Roland Klee, Robin Lockwood, Joseph Miller, Iris Mullan, and Susan Reudgen (arrived 7:34 PM)
  - Alternate Member: Carl Bard, sitting for Jesse Schoolnik
  - Absent Members: - Mike Mitchell, Jesse Schoolnik
  - 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

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 4, 2021**.

Robin Lockwood moved to **APPROVE** the minutes from March 4, 2021. Joseph Miller seconded and the motion carried unanimously.

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

- 3.1 Application [**PZ-2021-05**] of Shaun Gately, Economic Development Coordinator, to amend the zoning regulations to permit temporary, permanent and seasonal outdoor dining.

George McGregor, Town Planner explained the details of Application [**PZ-2021-05**] a staff generated text amendment to permit seasonal outdoor dining due to COVID.

Robin Lockwood moved to **RECEIVE** the application at the April 15, 2021 meeting. Joseph Miller seconded and the motion carried unanimously.

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

- 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.

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).

- 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.
- Town Planner, George McGregor, read the public notice into record.
- Legal notice was published in the Journal Inquirer on March 6, 2021 & March 13, 2021.
- The Town of Manchester was notified and the Council of Government.
- Commissioner Robin Lockwood recused herself from the hearing.
- Dorian Famiglietti of Kahan, Kerensky & Capossela, LLP 45 Hartford Tpke. Vernon, representing the applicant, requested a continuation of the Public Hearing until the April 1, 2021 meeting. They would like a full commission to hear their application.

Susan Reudgen moved to **CONTINUE** the hearing until April 1, 2021. Iris Mullan seconded and the motion carried unanimously.

- Chairman Roland Klee explained there would be no public comments this evening.

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

**NONE**

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

Town Planner, George McGregor stated that he would reach out to SLR in regards to the April 1<sup>st</sup> meeting, due to the hearing for Application [PZ-2021-02 & PZ-2021-03] being continued. SLR will have a draft for Land Use Plan available for review.

7. **Other Business/Discussion**

**NONE**

8. **Adjournment**

Robin Lockwood moved to ADJOURN at 7:44 PM. Susan Reudgen seconded and the motion carried unanimously.

*Jill A Rocco*

Jill Rocco

Recording Secretary