

TOWN OF VERNON  
Planning & Zoning Commission (PZC)  
Thursday, April 15, 2021 7:30 PM

RECEIVED  
VERNON TOWN CLERK  
21 JUN -9 AM 11:51

Zoom Meeting

APPROVED MINUTES

1. **Call to Order & Roll Call by Roland Klee, Chairman**

- Regular members present: Roland Klee, Robin Lockwood, Joseph Miller, Mike Mitchell, Susan Reudgen and Jesse Schoolnik
- Alternate Member: Carl Bard, sitting for Iris Mullan
- Absent Members: - 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

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

- 2.3 Approval of the Minutes from the **April 1, 2021**.

Robin Lockwood moved to **APPROVE** the minutes from April 1, 2021. Jesse Schoolnik seconded and the motion carries with Susan Reudgen abstaining.

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

NONE

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

- 4.1 Application [**PZ-2021-05**] for 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**] to amend the zoning regulations to permit, temporary, permanent and seasonal outdoor dining.
- 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.
- Legal notice was published in the Journal Inquirer April 3, 2021 & April 10, 2021.
- Proper filing with the Town Clerk, surrounding Towns and CROG were notified.

- Shaun Gately spoke in regards to the application
- Susan Reudgen spoke in regards to handicap parking
- Shaun Gately responded and pointed out Section 3.31.3 Accessibility to the Commission.
- Discussion ensued
- Roland Klee open the Public Hearing at 7:42 PM.
- No public comment

Robin Lockwood **MOVED** to close the Public Hearing at 7:44 PM. Joseph Miller seconded and the motion carried unanimously.

Robin Lockwood **MOVED** the Planning and Zoning Commission Approve PZ 2021-05, an amendment to Section 3 of the Zoning Regulations, dated March 29, 2021, to permit temporary, permanent, and seasonal outdoor dining, based on a finding the amendment is consistent with the Plan of Conservation and Development. Joseph Miller seconded and the motion carried unanimously.

4.2 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**] for special permit pursuant to Section 4.23.5.6 (warehousing) of the Town Zoning Regulations for the creation of an indoor, temperature controlled, storage facility.
- Legal notice was published in the Journal Inquirer on April 3, 2021 & April 10, 2021.
- Staff comments are supportive of this Application.
- Diane Cyr, Project Manager from Cyr Management, 12 Bradco St., Keene, NH 03431 spoke in regards to the application.
- Robin Lockwood spoke in regards to what other tenants were present in the building.
- Diane Cyr responded.
- Discussion ensued.
- Roland Klee, Chairman, opened the Public Hearing at 7:50 PM.
- No public comments.

Susan Reudgen **MOVED** to close the Public Hearing at 7:51 PM. Mike Mitchell seconded and the motion carried unanimously.

Susan Reudgen **MOVED** that the Planning and Zoning Commission **APPROVE PZ-2021-06**, a Special Permit located at 33-35 West Main St. This approval is based upon a finding that the application and the special permit meets and exceeds the review criteria set forth in Section 17.3.1. The approval is subject to the following specific conditions:

- 1.) All customers shall park in a designated parking space at all times. Truck loading and unloading shall be via the rear loading zone.
- 2.) Prior to the issuance of an occupancy permit, the existing dumpster shall be enclosed via fence or other acceptable means, with an opaque barrier screening the enclosure on three sides.

Robin Lockwood seconded and the motion carried unanimously.

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

**NONE**

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

- Draft strategies
- Schedule update
- April 29, 2021 Public Workshop

George McGregor, Town Planner, shared a quick update and a PowerPoint to frame issues, goals and strategies for each objective for the upcoming Public Workshop on April 29, 2021.

7. **Other Business/Discussion**

- Presentation by Economic Development Coordinator, Shaun Gately-Amerbelle Mill

Shaun Gately, EDC/Asst. Town Planner, gave a presentation on what has been happening with the Amerbelle Mill project.

- Shared a preliminary site scheme.
- Showed comparison from 2014 to 2021.
- Shared a final project plan on the development of the site.
- Discussion ensued.

8. **Adjournment**

Robin Locked **MOVED** to **ADJOURN** at 8:17 PM. Jesse Schoolnik seconded and the motion carried unanimously.

Respectfully,



Jill Rocco  
Recording Secretary