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TOWN OF VERNON
Planning & Zoning Commission (PZC)
Thursday, September 2, 2021 7:30 PM
Council Chambers

DRAFT MINUTES

1. **Call to Order & Roll Call by Roland Klee, Chairman at 7:30 PM**
 - Regular members present: Roland Klee, Robin Lockwood, Joseph Miller, Mike Mitchell (arrived at 8:00 PM), and Jesse Schoolnik
 - Alternate Member: Carl Bard sitting for Susan Reudgen and Mike Baum sitting for Iris Mullan
 - Absent Members: - Susan Reudgen and Iris Mullan
 - Staff present: George McGregor, Town Planner and Shaun Gately, EDC
 - 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 is. Jesse Schoolnik seconded and the motion carried unanimously.

 - 2.3 Approval of the Minutes from the **August 19, 2021**.

Robin Lockwood **MOVED** to **APPROVE** the minutes from August 19, 2021. Jesse Schoolnik seconded and the motion carried unanimously.

3. **New Application(s) for receipt, if any:**
 - 3.1 **PZ 2021-10**, An application of Karamelai Shafique for a Special Permit to allow a Home Business of Major-Type 2, pursuant to Section 4.3.4.8 of the Zoning Regulations, for a tax and accounting office at 330 Vernon Ave. (Tax map 26-065B-00029), in the R-22 zoning district.

Robin Lockwood **MOVED** to **RECEIVE** application PZ 2021-10 an Application of Karamelai Shafique for Special Permit at the October 7, 2021 meeting. Joseph Miller seconded and the motion carried unanimously and place it on the October 7, 2021 agenda for public hearing.

4. **Public Hearing(s) and Action on Applications**
 - 4.1 **PZ 2021-08** is an application of A. Vets Real Estate, LLC requesting a modification to an approved site plan and a special permit pursuant to section 4.10.4.11.6 to permit lot coverage in excess of 40% for a 1.19-acre parcel located at 965 Hartford Tpke (Assessor ID 26, Block 72, Parcel 0031H) and a .43-acre portion of a parcel located at 933 Hartford Tpke (Assessor ID 26, Block 72, Parcel 0031J).

- Town Planner George McGregor, read the public notice into record.
- Legal notice was published in the Journal Inquirer on August 21, 2021 & August 28, 2021.
- Mark Peterson of Gardner & Peterson Associates, LLC 178 Hartford Tpke. Tolland, representing the applicant Anna Ciotto (also present) spoke in regards to the application.
- Anna Ciotto, 965 Hartford Tpke., Vernon, spoke to the commission in regards to questions and concerns.
- Chairman Roland Klee opened the hearing for public comment.
- No one spoke in favor of.
- No one spoke in opposition.
- Chairman Roland Klee asked the commission if there were any further questions or comments.
- Shaun Gately, EDC, clarified some concerns on waste transfers.
- Town Planner George McGregor, clarified some concerns to the commission.
- Town Planner George McGregor, provided Public comments from September 1, 2021 to the commission.
- Mark Peterson of Gardner & Peterson Associates, LLC, spoke in regards to the application.
- Discussion ensued.
- Commissioner Carl Bard commented.
- Mark Peterson of Gardner & Peterson Associates, LLC, responded.
- Chairman Roland Klee closed the Public Hearing at 7:57 PM.
- Commissioner Joseph Miller **MOVED** to close the Public Hearing. Jesse Schoolnik seconded and the motion carried unanimously.

Robin Lockwood **MOVED**, the Planning and Zoning Commission **Approve** PZC 2021-08, a modification to a Site Plan for 965 and a portion of 933 Hartford Tpke., and a special permit for lot coverage in excess of 40%, upon a finding that the application conforms to the Town of Vernon Zoning Regulations, is consistent with the site plan requirements of Section 14, improves storm run-off, and shall be developed in substantial conformance with the plan set dated July 28, 2021, prepared by Gardner & Peterson Associates, LLC, and includes the following conditions:

1. The two properties (965 and 933 Hartford Turnpike) shall be combined prior to the issuance of a building permit.
2. The project shall be developed consistent with the DRC transmittal letter dated September 2, 2021.

Jesse Schoolnik seconded and the motion carried unanimously.

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

None

6. **Other Business/Discussion**

6.1 Municipal Zoning Regulations for Cannabis Establishments

Town Planner George McGregor presented changes in regards to commission comments from the August 19, 2021 meeting.

Discussion ensued.

Town Planner George McGregor suggested an application for Public Hearing.

7. **Adjournment**

Robin Lockwood **MOVED** to **ADJOURN** at 8:55 PM. Jesse Schoolnik seconded and the motion carried unanimously.

Jill Rocco
Recording Secretary