

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Thursday, September 16, 2021 7:30 PM
Town Hall
14 Park Place, Vernon Connecticut

DRAFT MINUTES

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1. **Call to Order & Roll Call by Roland Klee, Chairperson at 7:30 PM**

- Regular members present: Roland Klee, Robin Lockwood, Mike Mitchell, Susan Reudgen (via Zoom) and Jesse Schoolnik (via Zoom)
- Alternate Member: Mike Baum, sitting for Iris Mullan
- Absent Members: Joe Miller, Iris Mullan, Carl Bard (Alternate)
- Staff present: George McGregor, Town Planner
- Recording secretary: George McGregor, Town Planner

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. Mike Mitchell seconded and the motion carried unanimously.

- 2.3 Approval of the Minutes from the **September 2, 2021**.

Mike Mitchell **MOVED** to **APPROVE** the minutes from September 2, 2021. Robin Lockwood seconded and the motion carried unanimously, with Susan Reudgen abstaining.

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

- 3.1 **PZ-2021-11 Cannabis Establishments.** A text amendment to the Town of Vernon Zoning Regulations, various sections, to define, address, and permit certain cannabis establishments in select zoning districts.

Robin Lockwood **MOVED** to **RECEIVE** application PZ-2021-11 and schedule it for a Public Hearing on November 4, 2021. Mike Mitchell seconded and the motion carried unanimously.

- 3.2 **PZ-2021-12 Overnight Parking in the PDZ District.** A text amendment to the Town of Vernon Zoning Regulations to clarify the intent of Section 4.25.3, related to overnight parking in the PDZ district.

- 3.4 **PZ-2021-14** An Application of Volta Charging, LLC, for a Zoning Regulation Text Amendment to permit **electric charging station/display kiosks** in the Commercial and Industrial Zoning Districts.

Robin Lockwood **MOVED** to **RECEIVE** applications PZ-2021-12 and PZ-2021-14 schedule them for a Public Hearing on November 4, 2021. Mike Mitchell seconded and the motion carried unanimously.

3.3 **PZ-2021-13** An Application of Hartford Therapeutic Massage and Wellness Center LLC, for a Special Permit to allow an **Independent Massage Therapy Practice and Commercial Education or Recreation (yoga and wellness et al.)** in the Commercial Zoning District, pursuant to Section 4.9.4.23 and 4.9.4.5 of the Zoning regulations, at 500 Talcottville Rd. (Tax map 09-015T-0021C).

Mike Mitchell **MOVED** to **RECEIVE** PZ-2021-13 and schedule it for a Public Hearing on October 21, 2021. Jesse Schoolnik seconded and the motion carried unanimously.

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

4.1 PZ-2021-09 - An Application of Alishkumar Garala, Vernon Bottle Return, for a Special Permit to operate a Redemption Center for used beverages pursuant to Section 4.10.4.8 of the Zoning Regulations, at 77 Industrial Park Rd (Tax Map 28-0133-0005H). The Property is zoned Industrial (I). This PZC application is available for inspection by the public in the office of the Planning Department, 55 West Main Street, Vernon, CT.

The Applicant, Alish Garala, along with Priyal Garala spoke on behalf of the application. Mr. Garala reviewed the business plan specifics and operations proposed. He stated all activities will be inside the tenant space at 77 Industrial park rd.

Mike Mitchell **MOVED** to **CLOSE** the Public Hearing. Jesse Schoolnik seconded, and the motion carried unanimously.

Robin Lockwood **MOVED** to **APPROVE** PZ-2021-09, a special permit for a redemption center for used beverage containers at 77 Industrial Park Rd. based upon a finding that the special permit meets the relevant general special permit criteria of 17.3.1, subject to the following conditions:

1. No outdoor storage or outdoor container sorting activity is permitted. All activities except for transportation-related loading and unloading, shall take place indoors.

Seconded by Sue Reudgen. The motion carried unanimously.

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

None

6. **Other Business/Discussion**

- None

7. **Adjournment**

Robin Lockwood **MOVED** to **ADJOURN** at 7:48 PM. Mike Baum seconded and the motion carried unanimously.


George K. McGregor, AICP
Town Planner
Recording Secretary