

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Thursday, October 7, 2021 7:30 PM
Town Hall
14 Park Place, 3rd Floor
Council Chambers
Vernon, CT

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21 OCT 25 AM 10:21

Approved Minutes

1. **Call to Order & Roll Call by Roland Klee, Chairman at 7:31 PM**
 - Regular members present: Roland Klee, Robin Lockwood, Mike Mitchell, Iris Mullan, Susan Reudgen and Jesse Schoolnik
 - Alternate Member: Carl Bard sitting for Joseph Miller and Mike Baum
 - Absent Members: Joseph Miller
 - 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. Susan Reudgen seconded and the motion carried unanimously.

- 2.2 Approval of the Minutes from the **September 14, 2021 PZC Special Meeting**

Jesse Schoolnik **MOVED** to **APPROVE** the minutes from September 14, 2021. Susan Reudgen seconded and the motion carried with Mike Mitchell and Iris Mullan abstaining.

- 2.3 Approval of the Minutes from the **September 16, 2021 PZC Meeting**

Robin Lockwood **MOVED** to **APPROVE** the minutes from September 16, 2021. Mike Mitchell seconded and the motion carried unanimously.

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

- 3.1 **PZ-2021-15 38 Oxbow Dr.** An application of Robert Coulombe 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 laser engraving and woodworking at 38 Oxbow Rd. (Tax Map ID: Map, 26, Block 065B, Parcel 0010K), in the R-22 zoning district.

Town Planner, George McGregor recommended a hearing date of October 21, 2021.

Robin Lockwood **MOVED** to **RECEIVE** application PZ 2021-15 an Application of Robert Coulombe for Special Permit at the October 21, 2021 meeting. Susan Reudgen seconded and the motion carried unanimously and place it on the October 21, 2021 agenda for public hearing.

- 3.2 **PZ-2021-16 369 Talcottville Rd.** An Application of Habitat for Humanity North Central Connecticut for four (4) Special Permits in the Special Development Zone-Economic Development Zone (Zoning regulation Section 4.20.4.4-wholesale showroom; 4.20.4.7-professional office; 4.20.4.10-retail sales of products assembled or packaged; 4.20.4.11-general contracting establishments) at 369 Talcottville Rd. (Tax Map ID: Map 04, Block 0004, Parcel 0006A).

Town Planner, George McGregor recommended a hearing date of November 4, 2021.

Susan Reudgen **MOVED** to **RECEIVE** application PZ 2021-16 an Application of Habitat for Humanity for (4) Special Permits at the November 4, 2021 meeting. Robin Lockwood seconded and the motion carried unanimously and place it on the November 4, 2021 agenda for public hearing.

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

- 4.1 **PZ-2021-10 330 Vernon Ave.** An application of Karamelahi 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 ID: Map 26, Block 065B, Parcel 00029), in the R-22 zoning district.

- Town Planner George McGregor, read the public notice into record.
- Legal notice was published in the Journal Inquirer on September 25, 2021 and October 2, 2021.
- Chairman Roland Klee read the rules for Public Hearings.
- Town Planner, George McGregor gave details in regards to the application.
- Karamelahi Shafique, owner, 330 Vernon Avenue, spoke in regards to the application.
- Commissioner Susan Reudgen asked a question.
- Applicant responded.
- Commissioner Jesse Schoolnik asked a question.
- Applicant responded.
- Commissioner Mike Mitchell asked a question.
- Applicant responded.
- Commissioner Bard commented.
- Applicant responded.
- Chairman Roland Klee opened the hearing for public comment at 7:45 PM.
- No one spoke in favor of.
- No one spoke in opposition.

Robin Lockwood **MOVED** to **CLOSE** the Public Hearing at 7:46. Susan Reudgen seconded and the motion carried unanimously.

Susan Reudgen **MOVED** that the Planning and Zoning Commission **APPROVE** PZ-2010-10, a special permit for tax and accounting services as a Type-2 home-based business at 330 Vernon Ave., based upon a finding that the request is consistent with the home-based business requirements set forth in Section 3.29 and is consistent with the special permit requirements of 17.3.1, subject to the following conditions:

1. The business is limited to an area of 750 sq. ft.

2. Client activity is limited to: Monday-Friday from 9:00 a.m. to 6:00 p.m.
3. No more than one customer/client at a time.

Robin Lockwood seconded with the following additions:

4. That the business be allowed to be open weekends from January through April 15 for the busy part of tax season.
5. Client activity is limited to: Saturday and Sunday 9:00 a.m. to 6:00 p.m.

The motion carried unanimously.

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

NONE

6. **Other Business/Discussion**

6.1 **POCD-Planning Commission Discussion re: identified topics from Public Hearing/Public Comment***.

- Town Planner, George McGregor explained the issue matrix gathered from the Special Meeting on September 14, 2021 to the Commission, focusing on policy related revisions.
- Lengthy discussion ensued.

7. **Adjournment**

Susan Reudgen **MOVED** to **ADJOURN** at 9:17 PM. Jesse Schoolnik seconded and the motion carried unanimously.



Jill Rocco
Recording Secretary

*Note: The POCD Public Hearing was closed on September 14, 2021.