

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Meeting Notice
Thursday, November 18, 2021 7:30 PM
Town Hall--14 Park Place, 3rd Floor Council Chambers
Vernon, CT
AGENDA

1. **Call to Order & Roll Call by Roland Klee, Chairman**
2. **Administrative Actions/Requests**
 - 2.1 Amendment/Adoption of Agenda - Additional business to be considered under agenda item #7 "Other Business" requires Commission vote
 - 2.2 Approval of the Minutes from the **November 4, 2021.**
3. **New Application(s) for receipt, if any:**
4. **Public Hearing(s) and Action on Applications**
 - 4.1 **CONTINUATION OF: 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.
 - 4.2 **PZ-2021-17, 20 Mountain St.** An Application of Sal Alhujaji for a Special Permit pursuant to Section 4.15.6 & 3.26 to allow Adaptive Reuse in the Historic District-Planned Neighborhood Development (PND) Zoning District for the purposes of appliance and other product storage at 20 Mountain St. (Tax ID: Map 41, Block 0113, Parcel 00015).
5. **8-24 Referrals, If any**
6. **Other Business/Discussion**
 - 6.1 Adoption of the 2022 Planning & Zoning Commission Schedule of Meeting Dates
 - 6.2 Notification of Environmental Land Use Restriction and Grant of Easement-**47 Main St.**
7. **Adjournment**

Roland Klee, Chairman
Planning & Zoning Commission

DRAFT MINUTES

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Thursday, November 4, 2021 7:30 PM
Town Hall
14 Park Place, 3rd Floor
Council Chambers
Vernon, CT

Draft Minutes

1. **Call to Order & Roll Call by Roland Klee, Chairman 7:31 PM.**
 - Regular members present: Roland Klee, Robin Lockwood, Joseph Miller, Mike Mitchell, Iris Mullan, Susan Reudgen, and Jesse Schoolnik
 - Alternate Member: Mike Baum
 - Absent Members: Carl Bard
 - 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. Joseph Miller seconded and the motion carried unanimously.
 - 2.2 Approval of the Minutes from the **October 21, 2021 meeting.**

Robin Lockwood **MOVED** to **APPROVE** the minutes from October 21, 2021. Mike Mitchell seconded and the motion carried with Susan Reudgen abstaining.
3. **New Application(s) for receipt, if any:**

NONE
4. **Public Hearing(s) and Action on Applications**
 - 4.1 **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.
 - Roland Klee read the rules for Public Hearing
 - Town Planner George McGregor, read the public notice into record.
 - Legal notice was published in the Journal Inquirer on October 23, 2021 and October 30, 2021.
 - Town Planner George McGregor gave details in regards to the application
 - The Town Council was notified and the Capital Region Council of Governments.
 - Commissioners asked questions and comments.
 - Town Planner George McGregor responded.

- Chairman Roland Klee opened the Public Hearing at 7:41 PM.
- Michelle Hill, Director of Youth Services and Chairperson for Vernon Rocks Coalition spoke in opposition, citing potential negative impacts on children and young adults.
- Dr. Joseph Macary, Superintendent of Schools – Town of Vernon, 30 Park St., spoke in opposition, citing potential conflicts of the minimum 500 ft. separation requirement with the Drug Free School Zone legislation and other School district policies.
- William Hartley, South Windsor, spoke neither for nor in opposition
- Commission asked questions directed to the Joe Macary, Superintendent.
- Joe Macary, Superintendent, responded.
- Discussion ensued.
- MaryAnn Levesque, 183 Bolton Rd, commented, asking for a delay.
- Discussion ensued.

Susan Reudgen **MOVED** to **CONTINUE** the Public Hearing to the November 18, 2021 meeting. Joseph Miller seconded and the motion carried unanimously.

4.2 **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.

- Town Planner George McGregor, read the public notice into record.
- Legal notice was published in the Journal Inquirer on October 23, 2021 and October 30, 2021.
- Town Planner George McGregor gave details in regards to the application of text amendment.
- Shaun Gately, EDC, spoke in regards to the application.
- Commission asked questions.
- Discussion ensued.
- Chairman Roland Klee asked if anyone wanted to speak in regards to the application.
- No one spoke in favor of.
- No one spoke in opposition of.

Robin Lockwood **MOVED** to **CLOSE** the Public Hearing at 8:19 PM. Jesse Schoolnik seconded and the motion carried unanimously.

Robin Lockwood **MOVED** that the Planning & Zoning Commission **APPROVE** PZ-2021-12, Overnight Parking in the PDZ district, with draft language dated 10-26-21, upon a finding that the text amendment is consistent with the Plan of Conservation and Development's designation of the Exit 67 Opportunity Zone and is consistent with the purpose of the PDZ Zoning District. Jesse Schoolnik seconded and the motion carried unanimously.

4.3 **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.

- Town Planner George McGregor, read the public notice into record.
- Legal notice was published in the Journal Inquirer on October 23, 2021 and October 30, 2021.
- Town Planner George McGregor gave details in regards to the application.

- Kristen Motel, Attorney with Cuddy & Feder, LLP, 445 Hamilton Avenue, 14th Floor, White Plains, NY spoke representing the applicant.
- Samuel Lee, Applicant, Volta Charging, LLC, 155 De Haro Street, San Francisco, CA gave a brief presentation in regards to the application.
- Kristen Motel, Attorney for the applicant, spoke giving more details in regards to the application.
- Commission asked questions
- Applicant responded.
- Chairman Roland Klee opened the Public Hearing
- Shaun Gately, EDC spoke in favor of
- No one spoke in opposition

Robin Lockwood **MOVED** to **CLOSE** the Public Hearing at 8:38 PM. Joseph Miller seconded and the motion carried unanimously.

Robin Lockwood **MOVED**, the Planning & Zoning Commission **APPROVE** PZ-2021-14, Electric Charging/Display Kiosks, subject to Exhibit C, upon a finding that the amendment is consistent with the Plan of Conservation and Development and its efforts to support economic development and sustainability initiatives in the community. Joseph Miller seconded and the motion carried unanimously.

4.4 **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, read the public notice into record.
- Legal notice was published in the Journal Inquirer on October 23, 2021 and October 30, 2021.
- Town Planner George McGregor gave details in regards to the application.
- Matt Boyne, Director of ReStore Operations for Habitat for Humanity, Hartford, CT spoke in regards to the application.
- Commission asked questions.
- Applicant responded.
- Chairman Roland Klee opened the Public Hearing at 8:52 PM.
- Nancy Steffens, 224 South St., Vernon, CT spoke in favor of.
- Shaun Gately, EDC, spoke in favor of.
- No one spoke in opposition.

Susan Reudgen **MOVED** to **CLOSE** the Public Hearing at 8:57 PM. Robin Lockwood seconded and the motion carried unanimously.

Susan Reudgen **MOVED** that the Planning and Zoning Commission Approve PZ-2021-16, four special permits (Zoning regulation 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) to allow a Habitat for Humanity Restore and Office establishment, upon a finding that the request is consistent with the special permit requirements of 17.3. Robin Lockwood seconded and the motion carried unanimously.

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

NONE

6. **Other Business/Discussion**

6.1 Adoption of the 2021 Plan of Conservation and Development, draft dated October 25, 2021.

- Town Planner, George McGregor spoke in detail in regards to the POCD draft.
- Discussion ensued

Robin Lockwood **MOVED** to **ADOPT** the FINAL DRAFT dated October 28, 2021.

Whereas Section 8.23 of the Connecticut General Statutes requires the Planning & Zoning Commission ("Commission") to prepare, adopt, and amend a Plan of Conservation and Development ("POCD") for the municipality, and requires Commission review at least once every ten years.

Whereas The Planning & Zoning Commission has prepared an update of the 2012 Plan, entitled *Town of Vernon Plan of Conservation and Development*, dated October 28, 2021.

Whereas The Commission, with the assistance of the Town Planner and the planning firm SLR (formerly Milone & MacBroom), engaged in a robust public process, soliciting input from citizens through a community survey, stakeholder meetings, two public input sessions, and a formal public hearing.

Whereas The Commission held a duly noticed public hearing on September 14, 2021, closed on that same date, for the purposes of receiving public comments on the Draft Plan.

Whereas A copy of the Draft Plan, dated May 25, 2021 was filed in the Office of the Town Clerk on June 23, 2021; referred to the Office of Town Administration and Town Council on June 23, 2021; and, referred to the Capitol Region Council of Governments on June 23, 2021.

Whereas The Commission has considered the information presented at the duly noticed public hearing as well as all communications received relative to the Plan and has made certain revisions to the Plan based upon such information, communication, and additional study.

Whereas The Plan establishes goals, policies, and implementation items for achieving community land use goals over the next ten years.

Whereas The Plan will provide a policy guide and decision-making framework to local boards, commissions, and citizens with regard to conservation and development activities in the Town of Vernon over the next decade.

Now, Therefore, Be It Resolved by the Town of Vernon Planning & Zoning Commission that the Town of Vernon Plan of Conservation and Development, dated October 28, 2021, is hereby **ADOPTED**, with an effective date of November 4, 2021. Joseph Miller seconded and the motion carried with five in favor (Klee, Miller, Lockwood, Schoolnik, Mitchell) one opposed (Reudgen), one abstention (Mullan)

7. **Adjournment**

Robin Lockwood **MOVED** to **ADJOURN** at 9:14 PM. Jesse Schoolnik seconded and the motion carried unanimously.

Jill Rocco
Recording Secretary

APPLICATION 1

**Additional
materials to be
sent under
separate cover**

**Refer to
November 4, 2021
Packet**

APPLICATION

2

TOWN OF VERNON PLANNING & ZONING COMMISSION (PZC)APPLICATION

This form is to be used to apply to the Vernon Planning & Zoning Commission (PZC) for a change of zoning district, amendment of the Zoning Regulations, Site Plan of Development (POD), Special Permit(s), amendment of the Subdivision Regulations, and/or approval of a (re) subdivision, or DMV location approval. Provide all the information requested.

The applicant must be the property owner, the property owner's agent, the Town of Vernon, or someone with a direct financial interest in the subject property; said interest shall be explained and written permission for this application must be obtained from the property owner and submitted with this application if the applicant is not the property owner (ZR Section 2.3).

The list of approvals and the references to sections of the Regulations are for informational purposes only to assist with preparation of the PZC application and are not a definitive statement of the sole requirements that may apply to a specific project.

The applicant understands that the application is complete only when all information and documents required by the PZC have been submitted and, further, that any approval by the PZC relies upon complete and accurate information being provided by the applicant. Incorrect information provided by the applicant may make the approval invalid. The PZC may require additional information to be provided by the applicant in the course of reviewing the application and during the monitoring of the project.

Provide all the information requested:

I. APPLICANT:**RECEIVED**

OCT 20 2021

TOWN PLANNERS OFFICE

Name: Sal Alhujaji
 Title: Owner
 Company: 20 Mountain St LLC
 Address: 20 Mountain St
Vernon, CT 06066
 Telephone: 718-974-4641 Fax: _____
 E-mail: NewYork806@hotmail.com

II. PROPERTY OWNER (S):

Name: Sal Alhujaji
 Title: Owner
 Company: 20 Mountain St LLC
 Address: 20 Mountain St
Vernon, CT 06066
 Telephone: 718-974-4641 Fax: _____
 E-mail: NewYork806@hotmail.com

III. PROPERTY

Address: 20 Main St, Vernon CT 06066

Assessor's ID Code: Map # 41 Block # 00015 Lot/Parcel # 0113 00015

Land Record Reference to Deed Description: Volume 273 Page 254

Does this site contain a watercourse and/or wetlands? (See the Inland Wetlands Map and IWR Section 2.14, 2.15, 2.23, 2.24, 3.11; 4)

☒ No

☐ Yes

☐ No work will be done in regulated area

☐ Work will be done in the regulated area

☐ IWC application has been submitted

☐ IWC application has not been submitted

Zoning District PND

Is this property located within five hundred (500) feet of a municipal boundary?

☒ No

☐ Yes:

- ☐ Bolton
- ☐ Coventry
- ☐ Ellington
- ☐ Manchester
- ☐ South Windsor
- ☐ Tolland

Check if Historic Status Applies:

☒ Located in historic district:

- ☒ Rockville
- ☐ Talcottville

☐ Individual historic property

IV. PROJECT

Project Name: 20 Mountain St LLC

Project Contact Person:

Name: Sal Ahujasi

Title: Owner

Company: 20 Mountain St LLC

Address: 20 Mountain St Vernon, CT 06066

Telephone: 718-974-4641 Fax: _____

E-mail: NewYork806@hotmail.com

V. PZC APPLICATION PROJECT SUMMARY

Describe the project briefly in regard to the purpose of the project and the activities that will occur. Attach to this application a complete and detailed description with maps and documentation as required by the "Town of Vernon Zoning Regulations" and "Town of Vernon Subdivision Regulations".

Purpose: Storage

General Activities: Storage from appliances to
Wholesale Products etc. Operation Hours 7AM-9PM

VI. APPROVAL (S) REQUESTED

Subdivision or Resubdivision

- ☐ Subdivision (Sub. Sec. 4, 5, 6)
- ☐ Resubdivision (Sub. Sec. 4, 5, 6)
- ☐ Minor modification of subdivision or resubdivision (Sub. Sec. 4.6)
- ☐ Town acceptance of a road (Sub. Sec. 6.5-6.8 & 9)
- ☐ Amendment of Subdivision Regulations (Sub. Sec. II)

See Subdivision Regulations Sec. 4 for application fee schedules.

☐ Soil Erosion and Sediment Control Plan (ESCP) (ZR Sec. 2.117; 18) (Sub. 6.14)

☒ Site Plan of Development (POD) (ZR Sec. 14)

- ☒ POD approval (ZR Sec. 14.1.1.1; 14.1.2)
- ☒ Modification of an approved POD (ZR Sec. 14.1.1.1)
- ☐ Minor modification of a site POD (ZR Sec. 14.1.1.2)

☒ Special Permit(s) (ZR Section 17.3)

- ☐ Special Permit in an aquifer area (ZR Sec. 2.4; 2.5; 2.119; 20)
- ☒ Special Permit for excavation (ZR Sec. 2.52; 2.79; 15)
- ☒ Special Permit for use in a district (ZR Sec. 1.2 & 4) *Adapt Revise*
- ☐ Special Permit for lot coverage (ZR Sec. 1.2; 2.61; 2.68; 4)
- ☐ Special Permit for signs (ZR Sec. 1.2; 2.106-115; 4; 16; 21.7)
- ☐ Special Permit for parking (ZR Sec. 4; 12; 21.4)
- ☐ Special Permit for elderly housing (ZR Sec. 2.60; 17.4)
- ☐ Special Permit for Bed & Breakfast (B & B) (ZR Sec. 2.9; 17.3.4)
- ☐ Special Permit for serving alcohol (ZR Sec. 2.103; 17.1)
- ☐ Special Permit for massage (ZR Sec. 2.76-78; 4)
- ☐ Special Permit for telecommunications (ZR Sec. 2.21; 3.23 & 23)
- ☐ Special Permit for dumps and/or incinerators (ZR Section 8)

____ Other Special Permit(s). Cite ZR Section and describe activity:

____ Special Permit modifications (ZR Sec. 17.3.2.2). Cite ZR Section and describe activity.

____ **Zoning:**

____ Site specific change of zoning district and map (ZR Sec. 1.2; 1.3; 4)

____ Amendment of Zoning Regulations (Sec. 1.2; 1.3; 4)

____ Site specific change to the Aquifer Protection Overlay Zone Map (ZR Sec. 20.3.2)

See Zoning Regulations Section 22 for application fee schedules.

____ Dealer or Repairer License (location approval for DMV)

VII. APPLICATION CONDITIONS / STIPULATIONS

The following provisions apply to all applications submitted to the Planning & Zoning Commission (PZC) and are incorporated as part of the application.

All information shall be submitted to the Town Planner and no application shall be considered as being filed if incomplete or if delivered to any other Town Official (Sub Sec.4).

If the area to be developed contains more than one-half (1/2) acre area that will be physically altered or disturbed, a completed erosion and sedimentation control plan (ESCP) in accordance with Zoning Regulations Section 18 and/or Subdivision Regulations Section 6.14, as applicable, must be submitted. The applicant shall be responsible for all costs associated with the certification of the ESCP.

By signing this application, permission is granted to Commission members, employees of the Town of Vernon, and persons assisting the Town Staff to go onto the subject property to make inspections pursuant to the application review, approval, bonding requirements, or obtaining information materially relevant to the application.

No application coming before a Commission may be withdrawn after it has been advertised for a public hearing unless the Chairman or Secretary of the Commission is notified in writing by the applicant or his representative not later than forty-eight (48) hours prior to the scheduled hearing before the Commission. All fees encumbered in the advertising and review of the application is non-refundable (ZR Section 1.5).

All applications must be submitted on drawings which are one of the following sizes: 8.5" x 11"; 12" x 18", 18" x 24"; 24" x 36". Subdivision and resubdivision maps must be 24" x 36".

The application shall include an 8.5" x 11" map showing the location of the site and an 8.5" x 11" general plan of development (POD) map showing the development proposed on the site.

A legal description of the subject property must be submitted with this PZC application. The legal description should bear the Volume number and Page number by which it is recorded in the land records.

Applications to the Planning & Zoning Commission (PZC) require notification of property owners within two hundred feet (200') of the subject property. A list of property owners and a complete set of mailing labels must be submitted with the application.

Applicants shall submit one copy of a brief narrative including a traffic impact statement, outlining the proposed activity and the reason for the application. The traffic impact statement shall provide sufficient data for the Vernon Traffic Authority and PZC to be able to access traffic conditions relative to the location, site design, and proposed activity.

Applicant shall submit twenty (20) copies of a map showing all information required in Zoning Regulations Section 14 Site Plans, and Section 17.3.2 Special Permits as may be required, and/or the Subdivision Regulations Section 4,5,7.

The map must be prepared by a licensed surveyor, if the application involves (a) exterior modification to the building or premises, such as off-street parking, which need dimensionally critical measurements to insure compliance with zoning or (b) the improvements involve disturbing more than one half acre of land.

Applicant shall submit the above-required information to the Town Planning Office accompanied by a check in the amount determined by the fees established by the State of Connecticut, Town of Vernon and/or the PZC with the application. The check, which is required as a filing fee, is to be payable to, "Town of Vernon". (See attached fee schedule).

THE APPLICATION WILL BE CONSIDERED INCOMPLETE IF ANY REQUIRED INFORMATION IS NOT SUBMITTED.

APPLICANT SHALL FILE A COPY OF ANY PROPOSED REGULATION AMENDMENT, ZONE CHANGE, OR WETLANDS REDESIGNATION WITH THE TOWN CLERK TEN (10) DAYS PRIOR TO THE HEARING AS PER SECTIONS 8-3(a) AND (d) AND 22a-42a (b) OF THE GENERAL STATUTES. CERTIFICATION OF THE FILING UNDER THESE SECTIONS BY THE APPLICANT MUST BE PRESENTED AT THE PUBLIC HEARING.

Per Connecticut General Statutes (CGS) Section 8-26: If an application submitted to the Planning & Zoning Commission (PZC) involves any activity or area regulated under the wetlands statutes, an application for this activity must be filed with the Inland Wetlands Commission (IWC) on or before the day the Planning & Zoning Commission (PZC) application is filed by the applicant. (IWR Sec. 3.11)

Per CGS Sec. 8-31: If the proposed activity is to take place within a watershed of a Water company, the applicant is required to file a copy of the application with the Water Company via certified mail within seven (7) days of the date of the application. (IWR Sec. 4.3.6).

The applicant, undersigned, has reviewed the "Town of Vernon Planning and Zoning Regulations and Inland Wetlands and Watercourses Regulations" and has prepared this application with complete and accurate information:

Property Owner, Applicant, or Applicant's Agent:

Sal Alhuja
Signature

10/12/2021
Date

Signature

Date

TO BE FILLED IN BY THE PLANNING DEPARTMENT

Date Application Submitted _____

Date Application Received by Commission _____

PZC File: _____

USE THIS FORM ONLY IF THE REQUIREMENTS OF
8.3(a)/22-a-42a(b) OF THE C.G.S. MUST BE MET

RECEIPT FOR DOCUMENTS SUBMITTED FOR PUBLIC INSPECTION

TO: VERNON TOWN CLERK
FROM:
REFERENCE:
DATE"

The attached documents, consisting of:

Are being submitted for public inspection under CGS 8-3(a)/22a-42a (b).

Received: _____

Vernon Town Clerk. _____
Signature

Date: _____

41011300015

RAMIC LLC

MOUNTAIN ST 20

Printed 02/02/2019

Card No. 1 of 1

RAMIC LLC
C/O AMERICAN MOLDED PRODUCTS
130 FRONT ST
BRIDGEPORT, CT 06606
CENSUS TRACT: 530100

Neighborhood Name
12100
General Commercial
TAXING DISTRICT INFORMATION
Jurisdiction Name
Area
Routing Number

Transfer of Ownership
Owner
L & B REALTY LLC
KLEINMAN LEONARD &
NA

Consideration Transfer Date Deed Book/Page Deed Type
107500 11/20/2012 2254 287 W
100000 06/11/1999 1208 298 Q
0 01/01/1900 349 121

David Seiger
860-533-9963
860-654-1084
ARADIS U.S. Inc

Site Description

Topography
Public Utilities
Water, Sewer, Gas, Electric
Street or Road
Paved
Neighborhood
Zoning:
PND
Legal Acres:
1.1900

Assessment Year

2011

2016

2018

Reason for Change

2011 REVAL

2016 Reval

2018 ASMT

Market

L
I
T
70% Assessed/Use
L
I
T

82500
327420
409920
57750
229200
286950

82500
322780
405280
57750
225950
283700

82500
322780
405280
57750
225950
283700

Valuation Record

Land Size

Land Type

Rating,
Soil ID
- or -
Actual
Frontage

Acreage
- or -
Effective
Frontage

Square Feet
- or -
Effective
Depth

Influence Factor



Physical Characteristics

Tax ID 41-0113-00015

Printed 02/02/2019

ROOFING
Shingle
Insulation

WALLS
Frame Yes B 1 Yes 2 U
Guard Yes Yes Yes Yes

FRAMING

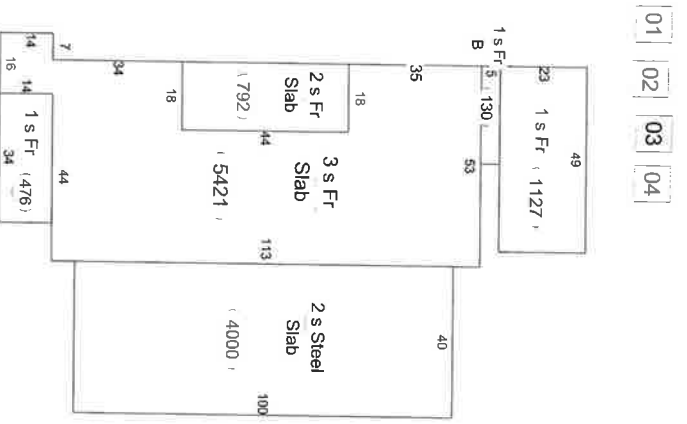
Wd Jst B 1 2 U
130 7946 10213 5421

FINISH

UF SF FO FD
B 130 0 0 0
1 11946 0 0 0
2 10213 0 0 0
U 5421 0 0 0
Total 27710 0 0 0

HEATING AND AIR CONDITIONING

B 1 2 U
Heat 130 11946 10213 5421
Sprink 0 0 10213 0



Special Features

Description

Summary of Improvements

ID	USE	Story Height	Const Type	Grade	Year Cons	Eff Year	Cond	Size or Area
C	LMFG	0.00						
01	UTLISHED	0.00	1	Avg	1978	1980	AV	11946
02	LOADDOCK	3.50	6	Avg	1935	1935	AV	1024
03	UTLISHED	0.00	1	Avg	1945	1945	AV	19*
04	PAVING	0.00	85	Avg	1935	1935	AV	312
					1968	1968	AV	2800

Abutters list for 20 Mt. St.

41-0113-0015A
REYNOLDS COLBY
10 WEBSTER ST
VERNON CT 06066

41-0113-00001
BRODERICK REAL ESTATE LLC
C/O CHERYL BRODERICK
11 JUSTIN WAY
TOLLAND CT 06084

40-0109-00011
CANNING JOSHUA J & BOGRETTE BRIANA L
25 MOUNTAIN ST
VERNON CT 06066

41-0113-00015
ALHUJAJIL SAL
20 MOUNTAIN ST
VERNON CT 06066

41-0115-00044
CARABINE KENNETH M & STEWART KRISTAL
26 LAWRENCE ST
VERNON CT 06066-3327

41-0114-00022
CRABTREE JOANNE M
32 MOUNTAIN ST
VERNON CT 06066

41-0113-00016
VAZQUEZ RICHARD
26 MOUNTAIN ST
VERNON CT 06066

40-0109-00015
ORLOWSKI EUGENE P & CAROL ANN
15 MOUNTAIN ST
VERNON CT 06066-3301

40-0109-00008
DUMOND DEREK R & VANTASSELL BRYN J
29 1/2 MOUNTAIN ST
VERNON CT 06066

41-0113-00014
HAMPTON JAIME
14 MOUNTAIN ST
VERNON CT 06066

40-0109-00009
MILLER FRANK A & DIANA L
29 MOUNTAIN ST
VERNON CT 06066-3301

41-0115-0043B
LINDBLOM JON A & ELLEN J
22 LAWRENCE ST
VERNON CT 06066-3327

41-0113-00003
PFAU PATRICIA J
17 LAWRENCE ST
VERNON CT 06066-3308

40-0109-00012
DONALDSON CHRISTOPHER DAMIEN
23 MOUNTAIN ST
VERNON CT 06066-3301

41-0115-00041
ROMAN MICHAEL A & JAMES D
8 FOX MEADOW LN
SOUTH WINDSOR CT 06074

41-0113-00006
JONES GENERIO TRAVIS & SANDRA GARCIA
11 LAWRENCE ST
VERNON CT 06066-3308

41-0114-00020
DEANE MARY Y & ROBERT C
9 WEBSTER ST
VERNON CT 06066-3320

41-0115-00042
EGERMAN DEREK J
16 LAWRENCE ST
VERNON CT 06066

41-0113-00013
WALACH WILLIAM A
12 MOUNTAIN ST
VERNON CT 06066-3310

41-0114-00021
PETRUCCELLI BUILDERS INC
81 WILDWOOD RD
MERIDEN CT 06450

40-0109-00016
SCHINDLER NEAL J
13 MOUNTAIN ST
VERNON CT 06066

41-0113-00005
STANKEVICIUTE DAIVA
13 LAWRENCE ST
VERNON CT 06066

40-0109-00010
SOLIS CESAR
51 DOBSON RD
VERNON CT 06066

40-0109-00014
HAUSER BARRY L & LINDA L
17 MOUNTAIN ST
VERNON CT 06066-3301

41-0113-00004
CARMICHEAL ALEXIS
15 LAWRENCE ST
VERNON CT 06066

41-0114-0018A
RICHARDS MATTHEW M & MINDY J
21 WEBSTER ST
VERNON CT 06066

40-0109-00013
EKSTEIN AURORA L
19 MOUNTAIN ST
VERNON CT 06066-3301

41-0113-00002
LY HON V & HUONG THI-NGOC
14 WEBSTER ST
VERNON CT 06066-3321

41-0114-00019
WAGNER THANE E & GUILIANNA
11 WEBSTER ST
VERNON CT 06066-3320

41-0115-0043A
SMITH BOBBY & BURNS-SMITH CARRIE A
20 LAWRENCE ST
VERNON CT 06066



OFFICE OF THE
TOWN PLANNER

TOWN OF VERNON

14 PARK PLACE, VERNON, CT 06066
(860) 870-3640
gmcgregor@vernon-ct.gov

MEMORANDUM

TO: Planning and Zoning Commission

FROM: George K. McGregor, Town Planner

SUBJECT: PZ-2021-17 20 Mountain St.

DATE: November 18, 2021



View from Mountain St.

Proposal:

PZ-2021-17, 20 Mountain St.
An Application of Sal Alhujaji for a Special Permit pursuant to Section 4.15.6 & 3.26 to allow Adaptive Reuse in the Historic District-Planned Neighborhood Development (PND) Zoning District for the purposes of appliance and other product storage at 20 Mountain St. (Tax ID: Map 41, Block 0113, Parcel 00015).

Relevant Considerations under Zoning

The intent of “adaptive reuse” is to allow a pathway for the redevelopment or reuse of older structures in Vernon. Considered “obsolete” or difficult to redevelop, the aim of this zoning approach is to facilitate the preservation of the structure, arrest deterioration, and encourage reasonable use of the property. The structure at 20 Mountain Rd. was constructed circa 1894, with its last primary use as the Atlas Tool Company.

Special Permit Criteria:

In order to approve a special permit, the Commission must find that the applicant meets the relevant general special permit criteria of Section 17.3.1, specifically:

- 17.3.1.1 It shall not create a hazardous condition relative to public health and safety;
- 17.3.1.2 It shall be compatible with neighboring uses;
- 17.3.1.3 It shall not create a nuisance;
- 17.3.1.4 It shall not hinder the future sound development of the community;
- 17.3.1.5 It shall conform to all applicable sections of this ordinance;

Other Reviews

The Fire Marshall emphasizes that the building sprinkler system be maintained and active. The Zoning Official has cited the property owner for occupying the building without land use approvals (this special permit, for instance). The Zoning Official also requests that the Applicant provide the supporting materials, such as a site plan, to better illuminate the proposed activities on site.

Analysis and Recommendation

The application is light on details. The Town Planner has requested additional information related to the applicant's proposal. It is unclear how much of the facility will be used for storage activities. Other information critical to the special permit decision-making process relate to parking and loading activity, truck delivery volume, hours of operation, and a specific description of all product storage. A site plan, traffic narrative, and an overall business explanation would help satisfy these questions which represent the nature of the 17.3.1 review criteria above. The property is located in a residential setting; these details are important to ensuring compatibility.

It has been the Town's land use approach to support the active reuse of these challenging properties. However, it is difficult to conclude at this point that those relevant special permit review sections have been met by the applicant.

DRAFT MOTION(S)

1. I move to **CONTINUE** the public hearing at the December 2, 2021 regular meeting and request the applicant address the outstanding issues identified at the hearing and in the staff report.

OR

2. I move the Planning and Zoning Commission **APPROVE** PZ-2021-17, 20 Mountain St. upon a finding that the application meets the special permit criteria found in Section 17.3 of the Zoning Regulations.

OR

- 3. I move that the Planning and Zoning Commission DENY PZ-2021-17, 20 Mountain St., upon a finding that the application, as submitted, does not meet the relevant criteria found in Section 17.3 of the Zoning regulations and that the proposal is not compatible with surrounding residential uses.**

Town of Vernon, CT





TOWN OF VERNON

14 PARK PLACE, VERNON, CT 06066

Tel: (860) 870-3662

Fax: (860) 870-3623

E-mail: townclerk@vernon-ct.gov

OFFICE OF TOWN CLERK
KAREN C. DAIGLE, CCTC
REGISTRAR OF VITAL STATISTICS
CLERK OF THE TOWN COUNCIL

SCHEDULE OF MEETINGS

TO: Karen C. Daigle, Town Clerk
Town of Vernon
14 Park Place
Vernon, CT 06066
(860) 870-3662

JANUARY 1, 2022 THROUGH JANUARY 31, 2023 MEETING SCHEDULE

NAME OF BOARD/COMMISSION COMMITTEE

Planning and Zoning Commission

DATES OF MEETINGS:

01/06/2022, 01/20/2022, 02/03/2022, 02/17/2022, 03/03/2022, 03/17/2022**, 04/07/2022**

04/21/2022, 05/05/2022, 05/19/2022, 06/02/2022, 06/16/2022, 07/07/2022, 07/21/2022,

08/04/2022, 08/18/2022, 09/01/2022, 09/15/2022, 10/06/2022, 10/20/2022, 11/03/2022,

11/17/2022, 12/01/2022, 12/15/2022, 01/05/2023, 01/19/2023

**meeting location subject to change for dates indicated

PLACE OF MEETINGS: Council Chambers, 3rd floor of Town Hall OR Zoom Meeting

TIME OF MEETINGS: 7:30 p.m. (1st and 3rd Thursday of every month)

Signed: _____
Chairman/Secretary

Date: _____

Telephone # During the Day: