

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

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VERNON TOWN CLERK
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Approved 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 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