

**TOWN OF VERNON**  
**Planning & Zoning Commission (PZC)**  
**Meeting Notice**  
**Thursday, December 2, 2021 7:30 PM**  
**Town Hall--14 Park Place, 3<sup>rd</sup> 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 18, 2021.**
3. **New Application(s) for receipt, if any:**
4. **Public Hearing(s) and Action on Applications**
  - 4.1 **CONTINUATION of Public Hearing: 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**
7. **Adjournment**

Roland Klee, Chairman  
Planning & Zoning Commission

# **DRAFT MINUTES**

**TOWN OF VERNON**  
**Planning & Zoning Commission (PZC)**  
**Thursday, November 18, 2021 7:30 PM**  
**Town Hall**  
**14 Park Place, 3<sup>rd</sup> Floor**  
**Council Chambers**  
**Vernon, CT**

Draft Minutes

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

- Regular members present: Roland Klee, Robin Lockwood, Joseph Miller, Mike Mitchell, Iris Mullan, Susan Reudgen, and Jesse Schoolnik
- Alternate Member: Carl Bard and Mike Baum
- Absent Members:
- 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 **November 4, 2021 meeting**.

Susan Reudgen **MOVED** to **APPROVE** the revised minutes from November 4, 2021. Robin Lockwood seconded and the motion carried unanimously.

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

NONE

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.

- Roland Klee, Chairman reminded everyone this was a continuation from November 4, 2021.
- George McGregor, Town Planner gave a detailed presentation in regards to the Cannabis Establishments, including a review from the November 4<sup>th</sup> meeting.
- Discussion ensued
- Roland Klee, Chairman asked if anyone wanted to speak
- Mayor Dan Champagne, Town of Vernon spoke citing his concerns with safety and health in regards to how close the establishments could be to Vernon Schools.

- William Hartley, South Windsor – majority own in a cannabis store in East Hampton, MA. Spoke in favor of the application
- Steven Jackson, 27 Naek Rd – HVCC – Assistant Director of Outpatient Services spoke against the application, citing the impact of cannabis in adolescence.
- Dr. Joe Macary, Superintendent Vernon Public Schools, spoke in opposition, citing the harm it causes to adolescents, and the money spent in prevention, intervention and addictive services. Also reiterated the Federal and State Laws in regards to the 1500ft from school zone.
- David Kemp, 87 Hatch Hill Road, spoke in opposition.

Robin Lockwood **MOVED** to CLOSE the Public Hearing at 8:04 PM. Jesse Schoolnik seconded and the motion carried unanimously.

- Town Attorney, Lou Spadaccini answered questions from the commissioners.
- Discussion ensued.
- Shaun Gately, EDC, spoke in regards to the revenue a cannabis establishment could bring in.
- Discussion ensued.

Robin Lockwood **MOVED**, the Planning & Zoning Commission **APPROVE** PZ-2021-11, Cannabis establishments, subject to the “Draft Technical Framework” dated 9-16-21 (including strikethrough comparison), with an amended separating distance of 3,000 feet between retail cannabis establishments and public or parochial schools, and upon a finding that the amendment is consistent with the Plan of Conservation and Development and its efforts to support economic development in appropriate commercial and industrial locations. Susan Reudgen seconded and the motion carried unanimously.

**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).

Mike Mitchell **MOVED** to **OPEN** the Public Hearing. Robin Lockwood seconded and the motion carried unanimously.

- Town Planner, George McGregor read the public notice into record.
- Town Planner George McGregor explained that the applicant was requesting a postponement due to family illness.
- Legal notice was published in the Journal Inquirer on November 6, 2021 and November 13, 2021.
- Town Planner, George McGregor explained the application.

Susan Reudgen **MOVED**, the Planning & Zoning Commission **CONTINUE** the public hearing for PZ 2021-17, 20 Mountain St. at the December 2, 2021 regular meeting. Iris Mullan seconded and the motion carried unanimously.

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

**NONE**

6. **Other Business/Discussion**

**6.1** Adoption of the 2022 Planning & Zoning Commission Schedule of Meeting Dates

- Commission discussed the Draft Meeting schedule time.

Mike Mitchell **MOVED** to **ADOPT** the Planning & Zoning Commission Schedule of Meeting Dates.  
Jesse Schoolnik seconded and the motion carried unanimously.

**6.2** Notification of Environmental Land Use Restriction and Grant of Easement-**47 Main St.**

- Town Planner, George McGregor explained the Grant of Easement-47 Main St.
- Discussion ensued.
- Shaun Gately, EDC explained Land Use Restriction.

**6.3** Personnel and Restructuring effecting the Planning and Building Departments

- Town Planner, George McGregor briefed the Commission on how the Town Council decision would affect the Planning Dept.
- Discussion ensued.

7. **Adjournment**

Susan Reudgen **MOVED** to **ADJOURN**. Mike Mitchell seconded and the motion carried unanimously.

Jill Rocco  
Recording Secretary

# **APPLICATION**

**1**

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:

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

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\_\_\_\_ **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

Tax ID 41-0113-00015

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

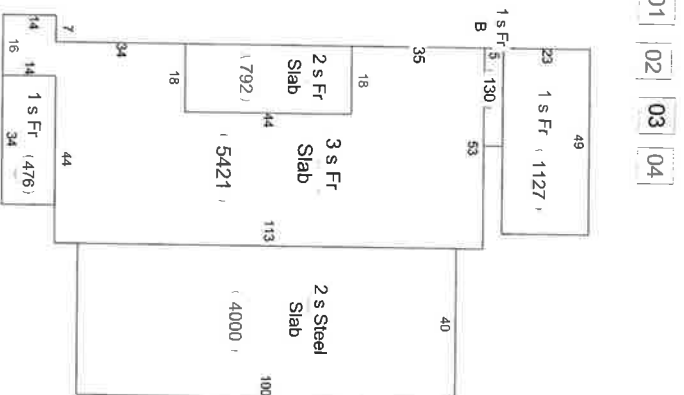
Wd Jst B 1 2 U  
130 7946 10213 5421

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

Heat B 1 2 U  
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  
PETRUCELLI 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 with 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







ATLAS HOBBING & TOOL CO. INC.

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# Town of Vernon, CT



October 18, 2021

TaxParcelPublishing 2019



Red: Band\_1

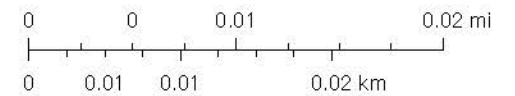


Green: Band\_2



Blue: Band\_3

1:500



Town of Vernon, CT, Aaron Nash, Town of Vernon

GIS Dept  
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