

**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**

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VERNON TOWN CLERK  
21 NOV 29 AM 9: 21

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