

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Thursday, October 21, 2021 7:30 PM
Town Hall
14 Park Place, 3rd Floor
Council Chambers
Vernon, CT

RECEIVED
VERNON TOWN CLERK
21 NOV -5 PM 12:32

Approved Minutes

1. **Call to Order & Roll Call by Roland Klee, Chairman at 7:30 PM**
 - Regular members present: Roland Klee, Robin Lockwood, Joseph Miller, Mike Mitchell, and Jesse Schoolnik
 - Alternate Member: Carl Bard sitting for Iris Mullan and Mike Baum sitting for Susan Reudgen
 - Absent Members: Iris Mullan and Susan Reudgen
 - 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. Jesse Schoolnik seconded and the motion carried unanimously.

 - 2.2 Approval of the Minutes from the **October 7, 2021 PZC Meeting**

Robin Lockwood **MOVED** to **APPROVE** the minutes from October 7, 2021 with the discussion of possibly adding a few more details. Jesse Schoolnik seconded and the motion carried with Joseph Miller abstaining.

3. **New Application(s) for receipt, if any:**
 - 3.1 **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).

Town Planner, George McGregor recommended a hearing date of November 18, 2021.

Jesse Schoolnik **MOVED** to **RECEIVE** application PZ 2021-17 an Application of Sal Alhujaji for Special Permit at the November 18, 2021 meeting. Joseph Miller seconded and the motion carried unanimously and place it on the November 18, 2021 agenda for public hearing.

4. **Public Hearing(s) and Action on Applications**
 - 4.1 **PZ-2021-13** An Application of Hartford Therapeutic Massage and Wellness Center LLC,

for a Special Permit to allow an **Independent Massage Therapy Practice and Commercial Education or Recreation (yoga and wellness et al.)** in the Commercial Zoning District, pursuant to Section 4.9.4.23 and 4.9.4.5 of the Zoning regulations, at 500 Talcottville Rd. (Tax Map 09-015T-0021C).

- Chairman Roland Klee read the rules for Public Hearings.
- Town Planner George McGregor, read the public notice into record.
- Legal notice was published in the Journal Inquirer on October 9, 2021 and October 16, 2021.
- Town Planner, George McGregor gave details in regards to the application.
- Tia L. Woods and Tiana B. Allman, 4 Simms Rd, East Hartford addressed the commission and gave details in regards to their application.
- Commission members asked questions.
- Applicants responded.
- Chairman Roland Klee opened the Public Hearing at 7:45 PM
- Rick Konin (Landlord), 44 Caisson Rd, Colchester 06415 spoke in favor off.
- No one opposed

Robin Lockwood **MOVED** to **CLOSE** the Public Hearing at 7:47 PM, Mike Mitchell seconded and the motion carried unanimously.

Jesse Schoolnik **MOVED** that the Planning and Zoning Commission **APPROVE** PZ-2010-13, a special permit to allow an Independent Massage Therapy Practice and Commercial Education and/or Recreation (yoga and wellness) at 500 Talcottville Rd. upon a finding that the request is consistent with the special permit requirements of 17.3. Robin Lockwood seconded and the motion carried unanimously.

4.2 **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.

- Chairman Roland Klee read the rules for Public Hearings.
- Town Planner George McGregor, read the public notice into record.
- Legal notice was published in the Journal Inquirer on October 9, 2021 and October 16, 2021.
- Town Planner, George McGregor gave details in regards to the application.
- Robert Coulombe, applicant, 38 Oxbow Drive, Vernon, CT addressed the commission and gave details in regards to the application.
- Commission members asked questions.
- Applicant responded.
- Discussion ensued.
- George McGregor, Town Planner, clarified "Special Permit to allow a Home Business of Major-Type 2".
- Chairman Roland Klee opened the Public Hearing
- No one spoke in favor of or opposed

Robin Lockwood **MOVED** to **CLOSE** the Public Hearing at 7:58 PM. Joseph Miller seconded and the motion carried unanimously.

Robin Lockwood **MOVED** that the Planning and Zoning Commission **APPROVE** PZ-2010-15, a special permit for laser engraving and woodworking as a home-based business at 38 Oxbow Rd., 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 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 5:00 p.m.
3. No more than one customer/client at a time.
4. No signage

Jesse Schoolnik seconded and the motion carried unanimously.

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

NONE

6. **Other Business/Discussion**

NONE

7. **Adjournment**

Robin Lockwood **MOVED** to **ADJOURN** at 8:03 PM. Joseph Miller seconded and the motion carried unanimously.



Jill Rocco
Recording Secretary