

**TOWN OF VERNON**  
**Planning & Zoning Commission (PZC)**  
**Thursday, December 2, 2021 7:30 PM**  
**Town Hall--14 Park Place, 3<sup>rd</sup> Floor Council Chambers**  
**Vernon, CT**

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22 JAN 24 PM 1:40

Approved Minutes

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

- 2.2 Approval of the Minutes from the **December 2, 2021**.

Susan Reudgen **MOVED** to **APPROVE** the minutes from December 2, 2021. Iris Mullan 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 **PZ-2021-18, 234 Talcottville Rd.** An Application of Pritam, LLC c/o Jagdev Toor for a Special Permit Use for the sale of alcoholic beverages (package store) at 234 Talcottville Rd. (Assessor's ID: Map 10, Block 15R, Parcel 40G).

- Chairman Roland Klee explained the rules of the Public Hearing.
- Town Planner George McGregor explained that the applicant will explain details of the application.
- Legal notice was published in the Journal Inquirer on December 4<sup>th</sup> & December 11<sup>th</sup>.
- Dorian R. Famiglietti of Kahan, Kerensky, Capossela LLP, 45 Hartford Tpke, Vernon, CT 06066, Attorney for the Applicant Jagdev Toor, spoke in detail in regards to the application.
- Commission asked questions.
- Attorney Dorian Famiglietti responded.
- Chairman Roland Klee asked if anyone would like to speak in regards to the application.

- No one spoke in favor of.
- No one spoke in opposition.

Robin Lockwood **MOVED** to **CLOSE** the Public Hearing at 7:45 PM. Susan Reudgen seconded and the motion carried unanimously.

Susan Reudgen **MOVED** that the Planning and Zoning Commission **APPROVE** PZ-2021-18, a special permit for the selling of alcoholic beverages at 234 Talcottville Rd., based upon a finding that the special permit meets the relevant general special permit criteria of 17.3.1 and exceeds the distance separation requirement of Section 17.1.2. and subject to the following condition of approval:

1. Prior to commencing any sale of alcohol from the Premises, the owner/applicant shall provide documentation to the Planning Department demonstrating that it has relinquished its liquor license for property at 212 Talcottville Road and a new liquor license for 234 Talcottville Road has been obtained.

Robin Lockwood seconded and the motion carried unanimously.

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

**NONE**

6. **Other Business/Discussion**

Susan Reudgen informed the commission that this was her last meeting, saying thank you and goodbye to everyone.  
Discussion ensued.

7. **Adjournment**

Mike Mitchell **MOVED** to **ADJOURN** at 7:51 PM. Susan Reudgen seconded and the motion carried unanimously.



Jill Rocco  
Recording Secretary