

Posted 2/18/2022  
ASch

TOWN OF VERNON  
Planning & Zoning Commission (PZC)  
Thursday, February 3, 2022, 7:30 PM  
VIA Zoom

**Zoom Meeting Information**  
<https://us02web.zoom.us/j/6149852850?pwd=NUZwVkEwWkRxS1EweC94cFNHVUxBdz09>  
**Meeting ID:** 614 985 2850 **Passcode:** h72Vs7  
**By Phone:** 646 876 9923      **Meeting ID:** 614 985 2850      **Passcode:** 786221

APPROVED MINUTES

- 1. **Call to Order & Roll Call by Roland Klee, Chairman at 7:32 PM**
  - Regular members present: Roland Klee, Carl Bard, Mike Baum, Robin Lockwood, Joseph Miller, and Mike Mitchell
  - Alternate Member:
  - Absent Members: Iris Mullan
  - Staff present: George McGregor, Town Planner, Shaun Gately, EDC
  - Recording secretary: Jill Rocco

RECEIVED  
VERNON TOWN CLERK  
22 FEB 18 AM 11:37

2. **Administrative Actions/Requests**

2.1 Amendment/Adoption of Agenda - Additional business to be considered under agenda item #6 "Other Business" requires Commission vote.

Robin Lockwood **MOVED** to **ADOPT** the agenda. Joseph Miller seconded and the motion carried unanimously.

2.2 Approval of the Minutes from the **January 20, 2022**

Robin Lockwood **MOVED** to **APPROVE** the minutes from January 20, 2022. Mike Mitchell seconded and the motion carried unanimously.

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

**3.1 PZ-2022-05, 501 Talcottville Rd.** An Application of Vernon Development LLC for a Site Plan and Special Permits to develop a 10,000 sq. ft. day care center at 501 Talcottville Rd. (Tax Map 09, Block 007, Parcel 0001D). Special permits requested include Section 4.9.4.15.1 (more than 40 parking spaces; Section 4.9.4.15.2 (structure within 200 feet of a residence); Section 4.9.4.15.3 (parking within 100 feet of a residence). The property is zoned Commercial.

**3.2 PZ-2002-06, 501 Talcottville Rd.** An Application of 501 Talcottville Rd. LLC to permit the re-subdivision of land into one additional parcel, located at 501 Talcottville Rd. (Tax Map 09, Block 0007, Parcel 0001D). The property is zoned Commercial.

George McGregor, Town Planner recommended a hearing date of March 3, 2022 for **BOTH PZ-2022-05, 501 Talcottville Rd. and PZ-2002-06, 501 Talcottville Rd.**

Robin Lockwood **MOVED** to **RECEIVE** both applications at the March 3, 2022 meeting. Carl Bard seconded and the motion carried unanimously.

4. **Public Hearing(s) and Action on Applications:**

**4.1 PZ-2022-01, 26 Union St.** An Application of Amy Javarauckas for a Special Permit pursuant to Section 4.23.5.16 and Section 24.5.21 of the Zoning Regulations to allow a Tattoo Shop at 26 Union St. (Tax Map 23, Block 106, Parcel 15). The Parcel is zoned Downtown Business & Residential (DBR) and is in the Rockville Village Overlay District.

- Shaun Gately, EDC, read the Public Notice in to record. Posted in the Journal Inquirer on January 22, 2022 and January 29, 2022.
- Shaun Gately, EDC read the details of the application.
- Chairman Roland Klee read the following teleconference rules into the record:
  1. Any member of the public who wishes to provide public comment may participate remotely via computer with a microphone and ZOOM link or via telephone call-in number
  2. We ask that all participants "MUTE" their phones and that the meeting organizer may mute participants if excessive noise or feedback interrupts the meeting.
  3. Speakers are encouraged to use the ZOOM Chat function to alert the host that they would like to speak.
  4. At the appropriate time, the Chairman will call for public comment. Speakers should unmute their phones by pressing \*6 and then clearly identify their name and address.
  5. Speakers should direct their comments through the Chairman
  6. Please be patient.
- Amy Javarauckas, applicant, 17 Castlewood Road, West Hartford, spoke in regards to the application.
- Commission asked questions in regards to zoning, amount of tattoo artists and vehicles in lot at one time.
- Shaun Gately, EDC, responded.
- Amy Javarauckas, applicant, responded.
- George McGregor, Town Planner, responded.
- Chairman Roland Klee opened the Public Hearing at 7:47 PM.
- No one spoke in favor of.
- No one spoke opposed.

Mike Mitchell **MOVED** to **CLOSE** the Public Hearing at 7:48 PM. Robin Lockwood seconded and the motion passed unanimously.

Mike Mitchell **MOVED** the Planning and Zoning Commission **APPROVE** PZ-2022-01, 26 Union St. upon a finding that the application meets the special permit criteria found in Section 17.3 of the Zoning Regulations. Joseph Miller seconded and the motion carried unanimously.

**4.2 PZ-2022-04, 1230 Hartford Tpke.** An Application of Body Secrets Day Spa for a Special Permit pursuant to Section 4.9.4.22 of the Zoning Regulations to allow a non-independent massage area as accessory to a Day Spa, and personal service establishment. The property is located at 1230 Hartford Turnpike and zoned Commercial (C) (Tax Map 43, Block 68, Parcel 36).

- Shaun Gately, EDC, read the Public Notice in to record. Posted in the Journal Inquirer on January 22, 2022 and January 29, 2022.
- Shaun Gately, EDC read the details of the application.
- Dawn Webber, applicant, 206 Ferguson Road, Manchester, spoke in detail regarding the application.
- Commission asked questions regarding parking and hours.
- Dawn Webber, applicant, responded.
- Chairman Roland Klee opened the Public Hearing at 7:58 PM.
- No one spoke in favor of.
- No one spoke opposed.

Mike Mitchell **MOVED** to **CLOSE** the Public Hearing at 7:59 PM. Carl Bard seconded and the motion passed unanimously.

Robin Lockwood **MOVED** the Planning and Zoning Commission **APPROVE** PZ-2022-04, 1230 Hartford Tpke. upon a finding that the application meets the special permit criteria found in Section 17.3 and Section 4.9.4.22 of the Zoning Regulations. Mike Mitchell seconded and the motion carried unanimously.

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

**5.1 19 Park St.**

- George McGregor, Town Planner, gave details on 8-24 referral 19 Park St.
- Lengthy discussion ensued.

Mike Mitchell, **MOVED** the disposition of the property at 19 Park St. is consistent with POCD, with the condition that any future plans for this address be brought before the PZC commission. Joseph Miller seconded and the motion carried unanimously.

6. **Other Business/Discussion**

**NONE**

7. **Adjournment**

Robin Lockwood **MOVED** to **ADJOURN** at 8:20 PM. Mike Mitchell seconded and the motion carried unanimously.



Jill Rocco  
Recording Secretary