

TOWN OF VERNON  
Planning & Zoning Commission (PZC)  
Thursday, February 17, 2022, 7:30 PM  
VIA Zoom

Zoom Meeting Information

<https://us02web.zoom.us/j/6149852850?pwd=NUZwVkEwWkRxS1EweC94cFNHVUx Bdz0>

Meeting ID: 614 985 2850 Passcode: h72Vs7

By Phone: 646 876 9923

Meeting ID: 614 985 2850

Passcode: 786221

RECEIVED  
VERNON TOWN CLERK  
22 MAR 4 PM 12:39

APPROVED MINUTES

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

- Regular members present: Roland Klee, Carl Bard, Robin Lockwood, Mike Mitchell and Iris Mullan
- Alternate Member: Yelena Damsky sitting for Mike Baum
- Absent Members: Mike Baum and Joseph Miller
- Staff present: George McGregor, Town Planner, 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 #6 "Other Business" requires Commission vote.

Robin Lockwood **MOVED** to **ADOPT** the agenda. Iris Mullan seconded and the motion carried unanimously.

2.2 Approval of the Minutes from the **February 03, 2022**

Mike Mitchell **MOVED** to **APPROVE** the minutes from February 03, 2022. 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 PZ-2022-02, 95 Hartford Tpke.** CT Golf Land LLC has requested modifications to an approved Site Plan of Development and special permits for site grading, new construction, additions, and other activities on property located at 95 Hartford Tpke. (Assessor ID: Map 1, Block 158, Parcel 00095).

- George McGregor, Town Planner, explained the details of the application and read the Public Notice posted in the Journal Inquirer February 5, 2022 and February 12, 2022.
- 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.
- Mark Peterson, Engineer with Gardner & Peterson Associates, LLC, 170 Hartford Tpke. Tolland, CT spoke representing the applicant providing detailed maps and information.
  - Chairman Roland Klee open the floor for any questions from the Commission.
  - Commission asked in regards to soil and erosion.
  - Mark Peterson responded.
  - Roland Klee opened the Public Hearing at 7:44 PM.
  - No one spoke in favor of
  - No one spoke in opposition
  - George McGregor, Town Planner, shared information from other Town Commissions and Staff comments.

Robin Lockwood **MOVED** to **CLOSE** the Public Hearing at 7:46 PM. Iris Mullan seconded and the motion passed unanimously.

Robin Lockwood **MOVED** that the Planning and Zoning Commission **APPROVE** PZ-2022-02, Golf land Phase II, a Site Plan of Development with Special Permits located at 95 Hartford Tpke. This approval is based upon a finding the application meets the site plan requirements of Section 14 and that the special permits requested meet and exceed the review criteria set forth in Section 5 and Section 17.3.1, subject to the Site Plan dated December 1, 2021 revised February 10, 2022, prepared by Gardner and Peterson, and the additional details set presented on 2-17-22. Iris Mullan seconded and the motion carried unanimously.

**4.2 PZ-2022-03, 57 Hartford Tpke.** An Application by Jerry Fornarelli for a modification to an approved site plan and special permits from Section 5 of the Zoning Regulations, in order to construct a deck addition, pavilion structure, and storage building at 57 Hartford Turnpike (Tax Map 01, Block 0158, Parcel 00057).

- George McGregor, Town Planner, explained the details of the application and read the Public Notice posted in the Journal Inquirer February 5, 2022 and February 12, 2022.
- Mark Peterson, Engineer with Gardner & Peterson Associates, LLC, 170 Hartford Tpke. Tolland, CT spoke representing the applicant providing detailed maps and information.
- Chairman Roland Klee open the floor for any questions from the Commission.
- Commission asked in regards to the bridge and screening on rooftop.
- Mark Peterson responded.
- George McGregor, Town Planner, responded and clarified.
- Jerry Fornarelli, applicant, 396 Strickland St., Glastonbury, CT, responded.
- Discussion ensued.
- Roland Klee opened the Public Hearing at 7:59 PM.
- No one spoke in favor of
- No one spoke in opposition
- George McGregor, Town Planner, shared information from other Town Commissions and Staff comments.

Mike Mitchell **MOVED** to **CLOSE** the Public Hearing at 8:02 PM. Carl Bard seconded and the motion passed unanimously.

Mike Mitchell **MOVED** that the Planning and Zoning Commission **APPROVE** PZ-2022-03, a Site Plan of Development with Special Permits located at 57 Hartford Tpke. This approval is based upon a finding the application meets the site plan requirements of Section 14 and that the special permits requested meet and exceed the review criteria set forth in Section 5 and Section 17.3.1, subject to the Site Plan dated December 10, 2021, revised February 10, 2022 by Gardner and Peterson, the additional details set presented on 2-17-22, and the conditions attached to the Wetland Permit Approval. Robin Lockwood added an amendment in regards to the rooftop screen being eliminated. Carl Bard seconded and the motion carried unanimously.

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

**NONE**

6. **Other Business/Discussion**

George McGregor, Town Planner, reminded everyone that the meetings will return to in person starting March 1, 2022.

7. **Adjournment**

Mike Mitchell **MOVED** to **ADJOURN** at 8:07 PM. Iris Mullan seconded and the motion carried unanimously.



Jill Rocco  
Recording Secretary