

**Town of Vernon**  
**Design Review Commission (DRC)**  
Wednesday, February 2, 2022, 7:00 p.m.  
Virtual ZOOM Meeting

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**APPROVED MINUTES**

1. Call to Order and Roll Call

Chairperson Holt called the meeting to order at 7:00 p.m. Also in attendance were Commission Members Stephen Ransom and Eva Perrina. Staff members present were Shaun Gately, Economic Development Director, and George McGregor, Town Planner.

2. Approval of Minutes from the January 5, 2022, meeting  
*Stephen Ransom MOVED to accept the minutes from the January 5, 2022, meeting as presented. Eva Perrina seconded. Motion carried with one abstention.*

3. Referral from Town Planner

3.1 Application **[PZ-2022-02]**, 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).

Present were Mark Peterson, P.E., of Gardner & Peterson Associates, LLC, and Jerry Fornarelli and Steven Lamesa, applicants.

Mark Peterson opened by explaining Phase II of the application, discussing the revitalization of Golf Land, buildings, material, lighting, parking lots, plantings, and fencing. Jerry Fornarelli explained the recently submitted building changes, themes, and lighting. Discussion took place.

*Stephen Ransom MOVED to approve Application **[PZ-2022-02]** with the stipulation that the Applicants provide landscape design and signage. Eva Perrina seconded. Motion with the stipulations carried unanimously.*

3.2 Application **[PZ-2022-03]**, 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).

Mark Peterson opened discussion about the Rocking Horse Smoke House explaining the site plan map, building expansion, and additional buildings. Jerry Fornarelli and Steven Lamesa discussed the pavilion, plantings, roofing, fencing around perimeter, lighting, parking, dumpster, roof vents, and railings for roof vents.

*Stephen Ransom MOVED to approve Application [PZ-2022-03] with the stipulation that the Applicants provide plans for the following: decorative fencing around roof vents, fencing around pavilion, landscape design, signage for the building, additional lighting, and food truck design. Eva Perrina seconded. Motion with the stipulations carried unanimously.*

4. Other Business

4.1 Election of Officers

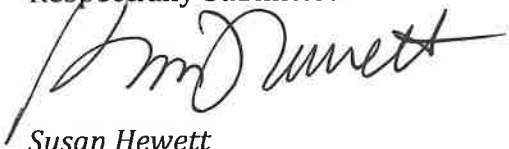
With no opposition, commission members confirmed the current slate of appointments: Jennifer Holt, Chairperson and Stephen Ransom, Vice Chairman.

4.2 Discussion took place regarding possible upcoming applications.

5. Adjournment

*Chairperson Holt MOVED to adjourn at 7:55pm. Stephen Ransom seconded. Motion carried unanimously.*

Respectfully Submitted



Susan Hewett  
Recording Secretary