

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Thursday, March 3, 2022, 7:30 PM
Town Council Chambers 3rd Floor
14 Park Place Vernon, CT 06066

APPROVED MINUTES

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

- Regular members present: Roland Klee, Carl Bard, Mike Baum, Robin Lockwood, Joseph Miller and Mike Mitchell
- Alternate Member: Yelena Damsky, sitting for Iris Mullan
- Absent Members: Iris Mullan
- 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 #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 **February 17, 2022**

Mike Mitchell **MOVED** to **APPROVE** the minutes from **February 17, 2022**. Robin Lockwood seconded and the motion carried with Joseph Miller abstaining.

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

3.1 PZ 2022-07, 32 South St., 38 White St., 40 White St. An Application of JoAnn Goodwin for a Zone Change from Commercial (C) to Residential-15 (R-15) for 3 parcels: 32 South St. (Tax Map 46, Block 0078, Parcel 00024), .3 acres; 38 White St. (Tax Map 46, Block 0078, Parcel 00026), .24 acres; 40 White St. (Tax Map 46, Block 0078, Parcel 00025).

George McGregor, Town Planner, recommended a hearing date of **March 17, 2022**.

Robin Lockwood **MOVED** to **RECEIVE (PZ 2022-07, 32 South St., 38 White St., 40 White St.)** An Application of JoAnn Goodwin for a Zone Change from Commercial (C) to Residential-15 (R-15) for 3 parcels: 32 South St. (Tax Map 46, Block 0078, Parcel 00024), .3 acres; 38 White St. (Tax Map 46, Block 0078, Parcel 00026), .24 acres; 40 White St. (Tax Map 46, Block 0078, Parcel 00025). Mike Mitchell seconded and the motion carried unanimously and place it on the March 17, 2022 agenda for public hearing.

3.2 PZ 2022-08, 501 Talcottville Rd. An Application of Allan Borghesi for a Zone Change from Special Development Zone-Economic Development (SED) to Commercial for a portion of two parcels of property located at 371 & 373 Talcottville Rd. (Tax Maps 04, Block 0004, Parcel 0006B & 0005A).

George McGregor, Town Planner, recommended a hearing date of **April 7, 2022**.

RECEIVED
VERNON TOWN CLERK
22 MAR 18 PM 12:39

Robin Lockwood **MOVED** to **RECEIVE (PZ 2022-08, 501 Talcottville Rd.)** An Application of Allan Borghesi for a Zone Change from Special Development Zone-Economic Development (SED) to Commercial for a portion of two parcels of property located at 371 & 373 Talcottville Rd. (Tax Maps 04, Block 0004, Parcel 0006B & 0005A). Carl Bard seconded and the motion carried unanimously and place it on the April 7, 2022 agenda for public hearing.

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

4.1 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.

4.2 PZ-2002-06, 501 Talcottville Rd. An Application of 501 Talcottville Rd. LLC to permit the resubdivision 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, explained why of the applicant requested a postponement to the April 7, 2022 meeting.
- Discussion Ensued.

Robin Lockwood **MOVED** to **POSTPONE (PZ-2022-05, 501 Talcottville Rd. & PZ-2002-06, 501 Talcottville Rd.)** to the April 7, 2022 meeting.

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

NONE

6. **Other Business/Discussion**

NONE

7. **Adjournment**

Robin Lockwood **MOVED** to **ADJOURN** at 7:39 PM. Joseph Miller seconded and the motion carried unanimously.


Jill Rocco

Recording Secretary