

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Thursday, May 05, 2022, 7:30 PM
14 Park Place
Vernon, CT 06066

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AAPROVED 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, Mike Mitchell and Iris Mullan
- Alternate Member:
- Absent Members: Alternate Yelena Damsky
- Staff present: Shaun Gately, Interim Director, Luciana Granstrand, Planning Specialist
- 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 **April 21, 2022**

Robin Lockwood **MOVED** to **APPROVE** the minutes from April 21, 2022. Mike Mitchell 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-2022-05, 501 Talcottville Rd. (Continued) 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.

- Public Hearing continued from April 7, 2022.
- Shaun Gately, Interim Director, read memo dated May 5, 2022 to the Commission.
- Shaun Gately, Interim Director, read memo from David Smith, Town Engineer into record.
- Shaun Gately, Interim Director, read May 3, 2022 email from David Smith, Town Engineer into record.
- Shaun Gately, Interim Director, read memo from Chief of Police John Kelly into record.
- Shaun Gately, Interim Director, read email dated May 2, 2022 from Judith Veillette, 786 Dart Hill Road.
- Shaun Gately, Interim Director, read additional letter from Judith Veillette.

- Timothy Coon, Principal Engineer with J.R. Russo & Associates spoke in regards to the application detailing traffic pattern.
- Commission asked questions in regards to dumpster noise, drainage system
- Timothy Coon, Principal Engineer responded.
- John Coro, 52 Worcester Rd., spoke in opposition.
- Tom Shirshac, 64 Worcester Rd., spoke in opposition.
- James King, 58 Worcester Rd., spoke in opposition.
- Debbie Mitchell, 19 Quarry Dr., spoke in opposition.
- Commission asked questions.
- Shaun Gately, Interim Director, clarified the drainage system concerns.
- Timothy Coon, Principal Engineer, addressed all questions and concerns.
- Shaun Gately, Interim Director, explained removal of invasive species.
- Commission asked a question in regards to traffic at intersection of Route 83 & Dart Hill Rd.
- Shaun Gately, Interim Director, responded.
- Discussion ensued.

Mike Mitchell **MOVED** to **CLOSE** the Public Hearing. Joseph Miller seconded and the motion carried unanimously.

Commission discussion ensued.

Commission took a ten-minute recess at 8:38 PM.

Chairman Roland Klee, **MOVED** to **RECONVENE** the meeting at 8:38. Mike Mitchell seconded and the motion carried unanimously.

Robin Lockwood **MOVED** to **DENY 4.1 PZ-2022-05, 501 Talcottville Rd.** An Application of Vernon Development LLC based upon finding that the application revised, does not meet the plan requirements because of the application 17.3.1.1 it shall not create a hazardous condition relative to public safety or health, 17.3.1.2 it shall be compatible with the neighboring uses, 17.3.1.4 it shall not hinder the future sound development of community. Mike Mitchell seconded and the motion carried unanimously.

4.2 PZ-2022-06, 501 Talcottville Rd. (Continued) 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.

- Shaun Gately, Interim Director, re-opened the Public Hearing.
- John Oliveto, Professional Engineer, Alfred Benesch & Co., 120 Hebron Ave., Glastonbury, withdrew the application.

Robin Lockwood **MOVED** to **CLOSE** the Public Hearing. Joseph Miller seconded and the motion carried unanimously.

Mike Mitchell **MOVED** to **ACCEPT** the withdrawal at the request of the applicant **PZ-2022-06, 501 Talcottville Rd.** Robin Lockwood seconded and the motion carried unanimously.

4.3 PZ 2022-10, 25 Park St.-Retail Cannabis (withdrawn) An Application of Nick Tamborrino, SFC CT LLC, requesting a special permit pursuant to Section 4.26.5.26 (HD-DBR District) and Section 17 of the Vernon Zoning Regulations to permit allow a retail cannabis establishment at 25 Park St. (Tax Map 40, Lot 0107, Parcel 00005).

- Shaun Gately, Interim Director, explained that the application remained on the agenda due to the fact it was published in the Journal Inquirer.

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

NONE

6. **Other Business/Discussion**

6.1 Vernon Zoning Regulations, Interpretation of “Personal Convenience Services” and uses in the Commercial District.

- Shaun Gately, Interim Director, spoke to clarify regulations for staff to do what staff is tasked to do.
- Referencing cosmetic services, spas and beauty salons and special permits in regards to tattoo parlors.
- Shaun Gately asked “What does the commission consider a tattoo studio?”
- “Is the impact of these items and the services they provide similar, the same or completely different?”
- Lengthy discussion ensued.

Robin Lockwood **MOVED** that a tattoo parlor is the same as a beauty salon. Carl Bard seconded and the motion carried unanimously.

6.2 2022 Affordable Housing Plan Initial Draft Transmittal

- Shaun Gately explained there was a modification to the plan that the commission had originally seen referring to objectives and strategies on page 9 and removing changing zoning ordinance on multi-families.
- Discussion ensued.
- Shaun Gately, Interim Director, recommended a Public Hearing for the June 2, 2022 PZC meeting.
- Discussion ensued.

6.3 Notification Letter: The Planning Department received a notification letter from the Town of Manchester regarding a proposed text for their zoning regulation amendment application which was submitted to their Planning Department. The application requests a special exception trigger for uses that require 7+ loading docks or bays in all zones that already have a special exception trigger based on lot size & parking space quantity (CUD, IND, and Business zones). It was filled at Manchester’s Planning Department and is available for public review until June 6, 2022.

- Shaun Gately, Interim Director, explained the letter from the Town of Manchester, no action needed by the Commission.

7. **Public Comments Received**

7.1 The Town received public comment from Judith Veillette.

Shaun Gately, Interim Director, read this into record at the Public Hearing for **PZ-2022-05, 501 Talcottville Rd.** As stated in section 4.1 above.

7. **Adjournment**

Robin Lockwood **MOVED** to **ADJOURN** at 9:13PM. Carl Bard seconded and the motion carried unanimously.



Jill Rocco
Recording Secretary