

TOWN OF VERNON  
**Planning & Zoning Commission (PZC)**  
**Thursday, May 19, 2022, 7:30 PM**  
Town Council Chambers 3<sup>rd</sup> Floor  
14 Park Place  
Vernon, CT 06066

RECEIVED  
VERNON TOWN CLERK  
22 JUN 20 PM 12:22

**Approved Minutes**

1. **Call to Order & Roll Call by Roland Klee, Chairman**

- Regular members present: Roland Klee, Carl Bard, Mike Baum, Robin Lockwood, Joseph Miller, and Iris Mullan
- Alternate Member: Yelena Damsky sitting for Mike Mitchell
- Absent Members: Mike Mitchell
- 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 a Commission vote.

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

- 2.2 Approval of the Minutes from **May 05, 2022**

Joseph Miller **MOVED** to **APPROVE** the minutes from May 5, 2022. Carl Bard seconded and the motion carried unanimously.

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

**3.1 PZ-2022-11, 371 Talcottville Rd.** An Application of Allan Borghesi for a Site Plan and Special Permit to develop a 3844 sq. ft. Valvoline Oil Change at 371 Talcottville Rd. (Tax Map 04, Block 04, Parcel 6B). The Special Permit requested includes Section 4.9.4.14 (general automotive repairing and services). The property is zoned Commercial.

Shaun Gately, Interim Director recommended a Public Hearing date of June 16, 2022.

Robin Lockwood **MOVED** to **RECEIVE PZ-2022-11, 371 Talcottville Rd.** on June 16, 2022. Iris Mullan seconded and the motion carried unanimously.

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

**4.1 Affordable Housing Plan Initial Draft Transmittal.** Discuss the adoption of the Draft Affordable Housing Plan (AHP), 2022 to assist the town's future growth and to comply with the statutory requirements adopted by the Connecticut General Assembly.

- No Public was in attendance.
- Shaun Gately, Interim Director, read the Public Notice published in the Journal Inquirer on May 7, 2022 and May 14, 2022.

- Public comments received had previously been incorporated into the Affordable Housing Plan.
- Discussion ensued.
- Shaun Gately, Interim Director, explained the reason for the Affordable Housing Plan is to conform to state statutes.
- Discussion ensued.

Robin Lockwood **MOVED** to **CLOSE** the Public Hearing at 7:50 PM. Carl Bard seconded and the motion carried unanimously.

Roland Klee **MOVED** to **ADOPT** the Affordable Housing Plan 2022 for the Town of Vernon as presented. Joseph Miller seconded and the motion carried unanimously.

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

**NONE**

6. **Other Business/Discussion**

Discussion on application review requirements.

- Shaun Gately, Interim Director, gave a detailed overview of application review requirements provided by CLEAR out of the University of CT.
- Powers and duties of the Zoning Commission.
- Basic rights of property owners and rights of way.
- Communication with applicants during public hearings.
- Discussion ensued.

7. **Public Comments Received**

**NONE**

8. **Adjournment**

Carl Bard **MOVED** to **ADJOURN** at 9:32 PM. Iris Mullan seconded and the motion carried unanimously.



Jill Rocco  
Recording Secretary