

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

RECEIVED  
VERNON TOWN CLERK  
22 JUL 21 AM 10:55

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, Mike Mitchell and Iris Mullan
  - Alternate Member:
  - Absent Members: Alternate Yelena Damsky
  - Staff present: George McGregor, Town Planner and 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 revised agenda. Iris Mullan seconded and the motion carried with Commissioner Bard abstaining.

2.2 Approval of the Minutes from the **March 17, 2022**

Robin Lockwood **MOVED** to **APPROVE** the minutes from March 17, 2022. Joseph Miller seconded and the motion carried unanimously.

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

**3.1 PZ 2022-09, 77 Industrial Park Rd.-Commercial Recreation.** An Application of Jason Gonzalez, requesting a special permit pursuant to Section 4.10.4.1, to allow a commercial recreation use (martial arts studio) at 77 Industrial Park Rd. (Tax Map 28, Block 0133, Parcel 0005H).

Town Planner, George McGregor recommended a Public Hearing date of April 21, 2022. Robin Lockwood **MOVED** to **RECEIVE PZ 2022-09, 77 Industrial Park Rd.-Commercial Recreation** on April 21, 2022. Iris Mullan seconded and the motion carried unanimously.

**3.2 PZ 2022-09, 25 Park St.-Retail Cannabis.** 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).

Town Planner, George McGregor recommended a Public Hearing date of May 5, 2022. Robin Lockwood **MOVED** to **RECEIVE PZ 2022-10, 25 Park St.-Retail Cannabis** on May 5, 2022. Mike Mitchell seconded and the motion carried unanimously.

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

**4.1 PZ 2022-08, 371 & 373 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 (+-1.69 acres) & 373 (+-.10) Talcottville Rd. (Tax Maps 04, Block 0004, Parcel 0006B & 0005A).

- George McGregor, Town Planner, explained the details of the application and read the Public Notice posted in the Journal Inquirer March 26, 2022 & April 2, 2022.
- Roland Klee, Chairman, read the rules of Public Hearing.
- Applicant was not present.
- George McGregor, Town Planner, gave a brief presentation on the application.
- Commission asked questions.
- Shaun Gately, EDC and George McGregor, Town Planner, responded.
- Discussion ensued.
- George McGregor, Town Planner, stated that the applicant had filed the proper zone district amendment forms.
- Discussion ensued.

Carl Bard **MOVED** to **CONTINUE** the Public Hearing to April 21, 2022. Iris Mullan seconded and the motion carried with 4 Yeas (Commissioners Bard, Baum, Klee and Mullan) and 3 Nays (Commissioners Lockwood, Miller and Mitchell).

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

**NONE**

6. **Other Business/Discussion**

**6.1 2022 Affordable Housing Plan Initial Draft Transmittal**

- George McGregor, Town Planner, provided a copy of the **2022 Affordable Housing Plan** draft, dated April 1, 2022.
- Lengthy discussion ensued.
- George McGregor, Town Planner, suggested that the Commission fit the Public discussion into a regular business meeting.

Shaun Gately informed the Commission that the Planning Specialist position had been filled. The Commission was formerly informed that George McGregor's last meeting was this evening. He has taken a position closer to home.

7. **Adjournment**

Robin Lockwood **MOVED** to **ADJOURN** at 7:34 PM. Carl Bard seconded and the motion carried unanimously.

  
Jill Rocco

Recording Secretary