

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Thursday, June 16, 2022, 7:30 PM
Town Council Chambers 3rd Floor
14 Park Place
Vernon, CT 06066

Approved Minutes

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22 JUL 25 AM 11:28

1. **Call to Order & Roll Call by Roland Klee, Chairman**
 - Regular members present: Roland Klee, Carl Bard, Robin Lockwood, and Joseph Miller
 - Alternate Member: Yelena Damsky sitting for Mike Baum
 - Absent Members: Mike Mitchell, Mike Baum and Iris Mullan
 - Staff present: Shaun Gately, Interim Director
 - 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. Joseph Miller seconded and the motion carried unanimously.
 - 2.2 Approval of the Minutes from **May 19, 2022**

Robin Lockwood **MOVED** to **APPROVE** the minutes from May 19, 2022. Joseph Miller 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-2022-11, 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, read the Public Notice published in the Journal Inquirer on June 4, 2022 & June 11, 2022.
 - No Public was in attendance.
 - Allan Borghese, Borghese Building & Engineering Co, Inc., 2155 East Main St., Torrington CT, spoke in detail in regards to the application.
 - Commission asked questions.
 - Applicant Allan Borghesi responded.
 - Shaun Gately, Interim Director responded.
 - Discussion ensued.

Robin Lockwood **MOVED** to **CLOSE** the Public Hearing at 7:47 PM. Joseph Miller seconded and the motion carried unanimously.

Roland Klee **MOVED** to **APPROVE 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 meets the Special Permit criteria of Section 17 and Site Plan criteria of Section 14 and subject to the following conditions:

- Outside display is limited to what's allowed (up to 10% of the floor area).
- All work shall be performed indoors.
- Used tires shall be disposed of properly, not to be stored outside.

Robin Lockwood seconded and the motion carried unanimously.

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

NONE

6. **Other Business/Discussion**

NONE

7. **Public Comments Received**

NONE

8. **Adjournment**

Robin Lockwood **MOVED** to **ADJOURN** at 7:53 PM. Carl Bard seconded and the motion carried unanimously.



Jill Rocco
Recording Secretary