

TOWN OF VERNON  
**Planning & Zoning Commission (PZC)**  
**Thursday, August 18, 2022, 7:30 PM**  
Town Council Chambers 3<sup>rd</sup> Floor  
14 Park Place  
Vernon, CT 06066

**DRAFT Minutes**

RECEIVED  
VERNON TOWN CLERK  
22 AUG 22 AM 9:29

1. **Call to Order & Roll Call by Mike Mitchell, Vice-Chairman @ 7:30 PM**
  - Regular members present: Mike Baum, Robin Lockwood, Joseph Miller, and Mike Mitchell
  - Alternate Member: Yelena Damsky sitting for Carl Bard and William Nicholson sitting for Iris Mullan.
  - Absent Members: Roland Klee, Carl Bard, Iris Mullan
  - Staff present:
    - Shaun Gately, Director of Development Services
    - Ashley Stephens, Town Planner
    - Leslie Campolongo, Planning & Zoning 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. Joseph Miller seconded and the motion carried unanimously.

- 2.2 Approval of the Minutes from **July 21, 2022**

Robin Lockwood **MOVED** to **APPROVE** the minutes from July 21, 2022. Joseph Miller seconded and the motion carried.

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

**NONE**

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

**4.1 PZ 2022-13, 43 & 45 South Frontage Rd.** An Application David O'Connell (Shawmut Equipment Company Inc.) for a Site Plan and Special Permit to build a structure to conduct retail sales, rental, parts sales and service of new and used construction vehicles (cranes), at 43 & 45 South Frontage Rd. (Tax Map 29, Block 134A, Parcels 11A & 11B). The property is zoned Commercial.

- Shaun Gately, Director of Development Services, read the Public Notice published in the Journal Inquirer on August 6, 2022 and August 13, 2022.
- Mike Mitchell, Vice-Chairman, read the Public Hearing rules.
- Jim Aldrich, President, Aldrich Construction Co. Inc., Manchester, CT gave a presentation of Shawmut Equipment Co Inc's history and background.
- Timothy A. Coon, P.E., J.R. Russo & Associates, East Windsor, CT, walked the Commission through the site plan, including wetlands, access, drainage, parking, public water/sewer, natural gas, spill kits, dumpster enclosure, lighting, signage, landscaping and traffic generation.
- Stated the application meets Special Permits sections:
  - 4.9.2.14
  - 4.9.15.4
  - 17.3.1.1 (17.3.1.1 – 17.3.1.5)
- Commission asked questions in regards to sewer, completion date, tree structure, disposal of hazardous materials, pervious surfaces, DEEP Stormwater, NDDDB and repair scope.
- Applicant responded to the Commission.
- Discussion ensued.
- Shaun Gately, Director of Development Services responded to the Commission.
- Maryann Levesque, 183 Bolton Rd, spoke in regards to the approvals from other Commissions and Boards regarding staff comments and traffic concerns, signage and soil testing.
- Robin Lockwood responded.
- Joe Miller spoke regarding traffic and deliveries.
- Timothy A. Coon, P.E, responded to all questions and concerns.
- Shaun Gately, Director of Development Services, reminded the Commission that PZC cannot defer decision to another Commission.
- Yelena Damsky commented on employment numbers.
- Timothy A. Coon, P.E., responded.
- No one spoke in opposition.

Robin Lockwood **MOVED** to **CLOSE** the Public Hearing at 8:18 PM. William Nicholson seconded and the motion carried unanimously.

Robin Lockwood **MOVED** that the Planning and Zoning Commission **APPROVE PZ 2022-13, 43 & 45 South Frontage Rd.** because it meets the requirements of section 14.1.2 Site Plan Development and 17.3.1 Special Permits and grants section 4.9.14 general automotive repairing and servicing and 4.9.15.4 square footage exceeds 25,000 square feet, with stipulation that the special permit is solely intended for accessory use of services to cranes and is not transferable to another use. William Nicholson seconded and the motion carried unanimously.

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

**NONE**

6. **Other Business/Discussion**

**NONE**

7. **Public Comments Received**

Daniel McQuade – included in packet

8. **Adjournment**

Robin Lockwood **MOVED** to **ADJOURN** at 8:21 PM. William Nicholson seconded and the motion carried unanimously.

Jill Rocco  
Recording Secretary