

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Thursday, July 21, 2022, 7:30 PM
Town Council Chambers 3rd Floor
14 Park Place
Vernon, CT 06066

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APPROVED Minutes

1. Call to Order & Roll Call by Roland Klee, Chairman @ 7:31 PM

- Regular members present: Roland Klee, Mike Baum, Robin Lockwood, Joseph Miller, Mike Mitchell and Iris Mullan
- Alternate Member:
- Absent Members: Carl Bard and alternate Yelena Damsky
- Staff present: Shaun Gately, Director of Development Services
- 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 **June 16, 2022**

Robin Lockwood **MOVED** to **APPROVE** the minutes from June 16, 2022. Joseph Miller seconded and the motion carried with Mike Mitchell abstaining.

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

3.2 PZ-2022-13, 43 & 45 South Frontage Rd. An application of 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 recommended a Public Hearing date of August 18, 2022.

Robin Lockwood **MOVED** to **RECEIVE PZ-2022-13 43 & 45 South Frontage Rd.** on August 18, 2022. Iris Mullan seconded and the motion carried unanimously.

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

4.1 PZ 2022-12, 273 Talcottville Rd. An Application of Larissa A. Addison, Esq. for a Site Plan and Special Permit to change an approved Site Plan from commercial use to a proposed Early Educational Facility at 273 Talcottville Rd. (Tax Map 03, Block 04, Parcel 9C). The Special Permit modification requested includes Section 14.1.1.1 (Plan of Development (POD) and Sec. 4.24.4.3.10 (education facility). The property is zoned PDZ Gerber Farm Area District.

- Shaun Gately, Director of Development Services, read the Public Notice published in the Journal Inquirer on July 14, 2022 and July 16, 2022.
- Roland Klee, Chairman, read the Public Hearing rules.
- Shaun Gately, Director of Development Services, explained the details of the application.
- Dustin Priebe, Insite Real Estate, Oakbrook, IL, spoke in regards to the application regarding the site plan, including traffic, gated playground, drainage, lighting, signage, landscaping and sidewalks.
- Commission members asked questions.
- Applicant responded.
- Discussion ensued.
- Shaun Gately, Director of Development Services, read the staff comments from the Design Review Committee.
- Roland Klee, Chairman opened the floor for Public comment.
- No one spoke in favor or in opposition of the application.

Robin Lockwood **MOVED** to **CLOSE** the Public Hearing at 7:57 PM. Mike Mitchell seconded and the motion carried unanimously.

Mike Mitchell **MOVED** that the Planning and Zoning Commission **APPROVE** PZ-2022-12, Kindercare, a Site Plan of Development with Special Permits located at 273 Talcottville Rd. This approval is based upon a finding that the applicant's proposed plan of development meets the town of Vernon's site plan requirements under section 14. They are utilizing an existing curb cuts which serve multiple parcels in accordance with Sections 12.5 (access management) of our zoning regulations. and that the special permits requested meet and exceed the review criteria set forth in Section 17.3.1, subject to the Site Plan dated June 29, 2022, prepared by Freeman Companies, the additional details set presented on 7-21-22, and the original site and special permits approved as part of the PZ-2016-01. Robin Lockwood seconded and the motion carried unanimously.

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

NONE

6. **Other Business/Discussion**

Discussion regarding:
 Upkeep of Parks and the POCD.
 New Town Planner Ashley Stephens starts August 1, 2022.
 20 Mountain Street.
 Renewal of Members and their term expirations.
 Impervious parking regulations.

7. **Public Comments Received**

Town Council member Maryann Levesque, 183 Bolton Road, was present and thanked the Commission for the work they do.

8. **Adjournment**

Robin Lockwood **MOVED** to **ADJOURN** at 8:11 PM. Mike Mitchell seconded and the motion carried unanimously.

Jill Rocco

Jill Rocco
Recording Secretary