

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Thursday, November 3, 2022 7:30 PM
Town Hall, Memorial Building – Council Chambers
14 Park Place
Vernon, CT 06066

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Draft Minutes

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

- Present: Carl Bard, Roland Klee, Robin Lockwood, Joseph Miller, William Nicholson sitting for Mike Baum
- Absent: Mike Baum, Mike Mitchell, Iris Mullan
- Staff present: Ashley Stephens, Town Planner; Leslie Campolongo, Planning and Zoning Specialist
- Recording Secretary: Jennifer Ide

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.

Ms. Lockwood, seconded by Mr. Miller, made a motion to adopt the agenda with the updated meeting location. Motion carried unanimously.

2.2 Approval of the Minutes from **October 6, 2022**

Ms. Lockwood, seconded by Mr. Nicholson, made a motion to approve the minutes from the October 6, 2022 meeting. The motion carried with 4 in favor and 1 abstention, Carl Bard.

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

None

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

4.1 **PZ-2022-15:** An application of Eric Peterson (Gardner & Peterson Associates, LLC.) on behalf of Scranton Powersports, LLC for a Site Plan and Special Permit (4.10.4.11.4) to construct 9,600 square foot storage building at **723 Talcottville Road** (Tax Map 07, Block 0002, Parcel 0002A). The property is zoned Industrial.

- Ms. Stephens, Town Planner, read the Public Notice published in the Journal Inquirer on 10/22/22 and 10/29/22.
- Mr. Klee read the Public Hearing Rules.
- Mr. Eric Peterson presented on behalf of Scranton Powersports and answered questions from the commission. Discussion ensued.
- Mr. Klee opened the floor to anyone wishing to speak in favor or opposition of the application. None spoke.
- Ms. Lockwood, seconded by Mr. Bard, made a motion to close the public hearing at 7:50 PM. Motion carried unanimously.

- Ms. Lockwood, seconded by Mr. Miller, made a motion to accept **PZ-2022-15**: An application of Eric Peterson (Gardner & Peterson Associates, LLC.) on behalf of Scranton Powersports, LLC for a Site Plan and Special Permit (4.10.4.11.4) to construct 9,600 square foot storage building at **723 Talcottville Road** (Tax Map 07, Block 0002, Parcel 0002A) with updated site plans as presented on November 3, 2022. This application is in compliance with Section 17.3 for special permits. Motion carried unanimously

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

None

6. **Other Business/Discussion**

None

7. **Public Comments Received**

None

8. **Adjournment**

Ms. Lockwood, seconded by Mr. Bard, made a motion to adjourn at 7:54 PM. Motion carried unanimously.



Jennifer Ide
Recording Secretary