

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Meeting Minutes
Thursday, January 19, 2023 7:30 PM
Town Hall Memorial Building- 3rd Floor Council Chambers
14 Park Place
Vernon, CT 06066

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Approved Minutes

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

- Meeting Start Time: 7:31pm
- Regular Members Present: Roland Klee, Robin Lockwood, Joseph Miller, Iris Mullan, William Nicholson
- Alternate Members Present:
Eva Perrina sitting for Carl Bard
Steve Ransom sitting for Michael Baum
- Staff Present:
Ashley Stephens, Town Planner
Leslie Campolongo, Zoning Enforcement Official/ Planning and Zoning Specialist
Shawn Gately, Director of Development Services
- Absent Members: Carl Bard, Michael Baum, and Yelena Damsky
- Recording Secretary: Beth Bates, Meriline Sarkar

2. **Administrative Actions/Requests**

2.1 Election of Officers

- Roland Klee, Chairman, indicated that there are three positions open. The **Chairman**, **Vice Chairman** and **Secretary** positions.
- Robin Lockwood made a motion to **Nominate** Roland Klee as the **Chairman** and Joseph Miller seconded the motion. There were no other nominations. Roland Klee closed that nomination.
- Roland Klee, Chairman, made a motion to **Nominate** Robin Lockwood as the **Vice Chairman** and Joseph Miller seconded the motion. There were no other nominations. Roland Klee closed that nomination.
- Roland Klee, Chairman, made a motion to **Nominate** Joseph Miller as the **Secretary** and Robin Lockwood seconded the motion. There were no other nominations. Roland Klee closed that nomination.
- Roland Klee, Chairman, made motion to **Vote** to elect the officers and members voted. All nominees were elected and motion carried unanimously.
- Newly Elected Officers are:
Chairman: Roland Klee
Vice Chairman: Robin Lockwood
Secretary: Joseph Miller

2.2 Amendment/Adoption of Agenda - Additional business to be considered under agenda item #6 "Other Business" requires a Commission vote.

- Robin Lockwood made a motion to **Adopt** the Agenda as is. Joseph Miller seconded the motion, and motion carried unanimously.

2.2 Approval of the Minutes from **January 5, 2023**

- Robin Lockwood made a motion to **Accept** the minutes from January 5, 2023 with two noted corrections. Need Correction to Roland Klee's first name on the present list and add Carl Bard's name to absentee list.
- Joseph Miller seconded the motion and motion carried unanimously.

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

3.1 **PZ 2023-01 – 234 Talcottville Road** – An application of Benjamin Tinsley (Prime Wellness of Connecticut) for Site Plan and Special Permits (4.9.4.10 and 4.9.4.15.6) for a hybrid cannabis dispensary and cannabis retailer. The property is zoned Commercial [Map #10, Block #15, Lot #40]

- Ashley Stephens, Town Planner, notified the Committee of the upcoming scheduled Public Hearing of Benjamin Tinsley's application (PZ 2023-01-234 Talcottville Road) on February, 16, 2023.
- William Nicholson made a motion to **Accept** the New application PZ 2023-01-234 for Public Hearing on **February, 16, 2023**. Robin Lockwood seconded the motion and the motion carried unanimously.

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

4.1 **PZ-2022-16, 985 Hartford Turnpike** - An application of Edward Johansen for a Site Plan and Special Permit (4.10.4.4) to renovate existing building for used car dealership and limited general repair, extend bituminous driveways into parking lot, spread current onsite fill piles at **985 Hartford Turnpike** [Tax Map 38, Block 72, Parcel 30]. The property is zoned Industrial.

- Robin Lockwood made a motion to Open the Public Hearing. Joseph Miller seconded the motion and the motion carried unanimously.
- Ashley Stephens, Town Planner, read the Public Hearing Notice PZ-2022-16, 985 Hartford Turnpike, published on January 7th and 14th, 2023.
- Robin Lockwood made a motion to Continue the Public Hearing of the application PZ-2022-16, 985 Hartford Turnpike, on February 2nd, 2023. William Nicholson seconded the motion and the motion carried unanimously.

4.2 **PZ-2022-17, Baker Road (Scenic Road)** - An application of Shaun Gately, Director of Development Services, Town of Vernon, to make improvements to the current wire rope guide-rail system on Baker Road, a designated scenic road. The property is zoned Open Space.

- Ashley Stephens, Town Planner, read the Public Hearing Notice on the Application PZ-2022-17, Baker Road (Scenic Road) published January 7th and 14th, 2023.
- Shaun Gately requested to install new typical aluminum guide-rail system to remedy the current dilapidated guide-rail system on Baker Road.
- Discussion ensued.
- Robin Lockwood made a motion to Accept as presented by the applicant of the application PZ-2022-17, Baker Road (Scenic Road), to make improvements to the guide-rail system. Joseph Miller seconded the motion and the motion carried unanimously.
- Roland Klee, Chairman, closed the Public Hearing at 7:46pm

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

- NONE

6. **Other Business/Discussion**

6.1. Discussion: Mandatory State Training

- Ashly Stephens, Town Planner, stated that she previously emailed all members to notify the required Planning and Zoning, ZBA, two to four hours of mandatory training. It is required to complete every other year. One hour must be with Town's Affordable Housing. Three upcoming sessions will be hosted by UConn in the month of February on Thursdays. Registration is free.
- Members should notify Ashly Stephens or Leslie Campolongo of their registration and completion of their training.
- Training will be hosted by UCONN on Zoom.

7. **Public Comments Received**

- NONE

8. **Adjournment**

- Robin Lockwood made a motion to **Adjourn** the meeting at 7:50pm. William Nicholson seconded the motion, and motion carried Unanimously.

Respectfully submitted,



Meriline Sarkar