

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Meeting Minutes
Thursday, February 2, 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: 7:30pm
- Regular Members Present: Roland Klee, Robin Lockwood, Joseph Miller, William Nicholson, Carl Bard, Michael Baum
- Alternate Members Present: Steve Ransom sitting for Iris Mullan
- Staff Present: Ashley Stephens, Town Planner
- Absent Members: Iris Mullan, Yelena Damsky, Eva Perrina
- Recording Secretary: Meriline Sarkar

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.

- Motion to Adoption of revised agenda made by Robin Lockwood, Seconded by William Nicholson. The motion carried Unanimously.

2.2 Approval of the Minutes from **January 19, 2023**

- Motion to accept the minutes from January 19, 2023 meeting made by Robin Lockwood, Seconded by William Nicholson. The motion carried with 6 in favor and 1 abstention, Carl Bard.

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

3.1. **PZ 2023-02 - 10 Snipsic St.** Application of Adam Wing, Connecticut Water Company for Site Plan and Special Permits (4.18.3.3.2, 4.18.3.3.4.) to construct a 5,200 sq. ft. building for new aeration equipment to replace the aging infrastructure and storage building for equipment that is stored onsite for the treatment plant and reservoir. Property is zoned Restricted Watershed [Map #45, Block #123, Lot #3].

- Motion to Accept the New Application **PZ 2023-02 - 10 Snipsic St.** of Adam Wing for Public Hearing on February 16, 2023 meeting made by Robin Lockwood. Joseph Miller seconded the motion and the motion carried unanimously.

3.2 **PZ 2023-03 - 0 Gerber Blvd.** Application of Clifton Chapman for Site Plan and Special Permits (4.24.4.1, 4.24.4.3.4, 4.24.4.3.6, 4.24.4.3.10, 4.24.4.3.11, 4.24.4.3.15.1 & 4.24.4.3.15.4) to construct two (2) 14,000 sq. ft. buildings for light industrial/commercial use. Activities to include earthwork, building construction and utility installation. Property is zoned Planned Development- Zone Gerber Farm [Map # 04, Block #0004, Lot #008A7]

- Motion to Accept the New Application **PZ 2023-03 - 0 Gerber Blvd.** of Clifton Chapman for Public Hearing on March 2, 2023 meeting made by Robin Lockwood. William Nicholson seconded the motion and the motion carried unanimously.

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

4.1 **(CONTINUED) 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.

- Roland Klee, Chairman, read the Public Hearing Rules.
- Mr. Carmen Giuliano presented on behalf of Edward Johansen, the owner of Seck Enterprises, LLC. He explained his plans in details and answered questions from the commission members. Discussion ensued.
- Roland Klee, Chairman, opened the floor to anyone wishing to speak in favor or opposition of the application. None spoke.
- Robin Lockwood made a motion to close the Public Hearing. William Nicholson seconded the motion and the motion carried unanimously at 8:08 PM.
- Robin Lockwood made a motion to approve the application **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 at **985 Hartford Turnpike** [Tax Map 38, Block 72, Parcel 30] with the following conditions:
 - This application is specific to 'Gasoline Classics'. Any other business would need to be evaluated for this property.
 - Repairs are to be performed only inside the garage, and only on the vehicles of sales from this property.
 - No severely damaged vehicles may be stored on the property.
 - The display spaces are to be used solely for the display of used cars for sale.
 - The sidewalk extension in front of property is to be completed by 9-1-24.
- William Nicholson seconded the motion and the motion carried unanimously.

5. 8-24 Referrals, if any

5.1 Acceptance of Land located at 686 Dart Hill Road

- Ashley Stephens, Town Planner, explained that the Town of Vernon has requested a CGS 8-24 referral to accept 686 Dart Hill Road from Vernon Greenways Volunteers. In 2000, a parcel of property bordering on Dart Hill Road and the Dart Hill South Park was transferred to the Friends of the Hockanum Park Linear Park of Vernon, Inc. to expand the trail system in Vernon. The intention was to transfer the parcel to the Town of Vernon, but was never done. Discussion ensued.
- Robin Lockwood made the motion to accept the Planning & Zoning Commission's finds that the acceptance of 686 Dart Hill Road is consistent with the Plan of Conservation and Development. Seconded by Joseph Miller. The Motion carried unanimously.

6. Other Business/Discussion

6.1 Discussion - Mandatory State Training Upcoming Sessions

Bias, Predisposition, and Conflicts, presented by Richard P. Roberts (Feb. 2)
Running a Meeting and Making a Decision, presented by Kenneth R. Slater, Jr. (Feb. 9)
Fair and Affordable Housing, presented by Mark Branse (Feb. 16).

- Ashley Stephens, Town Planner, informed the commission of upcoming dates for the Mandatory State Training Sessions and answered questions from the commission members.

7. Public Comments Received

- NONE

8. Adjournment: Time:

- Motion to Adjourn made by Robin Lockwood at 8:23pm and Seconded by William Nicholson. The Motion carried unanimously.

Respectfully submitted,



Meriline Sarkar
Recording Secretary