

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Meeting Minutes
Thursday, February 16, 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, William Nicholson, Carl Bard, Michael Baum, Iris Mullan
- Alternate Members Present: Steve Ransom sitting for Joseph Miller
- Staff Present: Ashley Stephens, Town Planner
Shawn Gately, Director of Development Services
- Absent Members: Yelena Damsky, Eva Perrina, Joseph Miller
- 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.

2.2 Election of Officers

- Motion to remove the Election of Officers made by Robin Lockwood, Seconded by William Nicholson. The motion carried Unanimously.

2.2 Approval of the Minutes from **February 2, 2023**

- Motion to accept the minutes from **February 2, 2023** meeting made by Robin Lockwood, Seconded by William Nicholson. The motion carried unanimously.

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

- None

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

4.1 **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].

- Roland Klee, Chairman, read the Public Hearing Rules.
- Ashley Stephens, Town Planner, read the Public Notice.
- Mr. Adam Wing presented on behalf of the Connecticut Water Company. 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, seconded by Iris Mullen and motion carried unanimously at 7:40pm.
- Robin Lockwood made a motion to approve the application **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. William Nicholson seconded the motion and the motion carried unanimously.

4.2 **PZ 2023-21-234 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, read the Public Notice.
- Ben Tinsley presented the application first. He explained his plans for the site and the concept of hybrid cannabis. He was followed by Eric Peterson, Engineer and Surveyor. He explained the changes proposed in the plan of the layout and the exterior of the structure. He answered questions of the commission members. Karen Olson presented plans on the aesthetics of the exterior and interior of the structure. She explained in details of customer experience and community involvement. Al Domeika explained to process of ordering and picking up drugs. Dean Marino, the Head of Security, explained in details the plan of the security measures would be taken to keep the premises to the dispensary safe for the customers. Charles Baker presented the traffic data of the Talcottville Road. He answered questions of the commission members.
- Roland Klee, Chairman, opened the floor to anyone wishing to speak in favor or opposition of the application.
- William Goff, a local business owner, spoke in support of the hybrid cannabis dispensary and cannabis retailer.

- Kristen Burksit, Mike Spegal, Jean Mary and several others spoke in opposition.
- On request of the applicant, PZ 2023-21-234 Talcottville Road, Robin Lockwood made a motion to recess, William Nicholson seconded and the motion carried unanimously at 9:19pm
- Commission reconvened the meeting at 9:27pm.
- Eric Peterson, Charlie Baker and Al Domeika presented again for the benefit of the public.
- Robin Lockwood made a motion to close the Public Hearing. William Nicholson seconded the motion and the motion carried unanimously at 9:39 PM.
- Robin Lockwood made a motion to approve the application **PZ 2023-21-234 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]. Seconded by Carl Bard. The motion carried to approve the application 6 in favor and 1 in opposition.
- Iris Mullen exited the meeting at 9:45pm.

5. 8-24 Referrals, if any
- None

6. **Other Business/Discussion**

6.1 Discussion - Mandatory State Training Session

- Ashley Stephens, Town Planner, reminded the commission to provide dates of their completed Training Sessions and answered questions from the commission members.

7. **Public Comments Received**

- None

8. **Adjournment**

- Motion to Adjourn made by Robin Lockwood at 9:47pm and Seconded by William Nicholson. The Motion carried unanimously.

Respectfully submitted,



Meriline Sarkar
Recording Secretary