

TOWN OF VERNON  
**Planning & Zoning Commission (PZC)**  
Meeting Minutes

**Thursday, March 2, 2023 7:30 PM**

Town Hall Memorial Building- 3<sup>rd</sup> Floor Council Chambers  
14 Park Place  
Vernon, CT 06066

**Draft Minutes**

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1. **Call to Order & Roll Call by Roland Klee, Chairman**
  - Meeting Start Time: 7:30pm
  - Regular Members Present: Roland Klee, Robin Lockwood, William Nicholson, Michael Baum, Joseph Miller
  - Alternate Members Present: Steve Ransom sitting for Iris Mullan
  - Staff Present: Ashley Stephens, Town Planner
  - Absent Members: Iris Mullan, Yelena Damsky, Eva Perrina, Carl Bard,
  - 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.
    - Robin Lockwood made a motion to adopt the agenda and seconded by Joseph Miller. The motion carried unanimously.
  
  - 2.2 Approval of the Minutes from February 16, 2023
    - Robin Lockwood made a motion to accept the minutes from February 16, 2023 meeting and seconded by William Nicholson. The motion carried with 5 in favor and 1 abstention. Joseph Miller.
  
3. **New Application(s) for receipt, if any: None**
  
4. **Public Hearing(s) and Action on Applications:**
  - 4.1 **PZ-2023-03 - 0 Gerber Boulevard** An application of Clifton Chapman for Site Plan and Special Permits [4.24.4.3.1; 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 14,000 square feet buildings for light industrial/commercial uses. Property is zoned Planned Development Zone - Gerber Farm (PDZ) [Map #04, Block #0004, Lot #008A7]
    - Ashley Stephens, Town Planner, read the Public Hearing Notice PZ-2023-03 - 0 Gerber Boulevard.
    - Roland Klee, Chairman, read the Public Hearing Rules.
    - Tim Coon presented the plan to renovate the building on 0 Gerber Boulevard for light industrial/commercial uses on behalf of Clifton Chapman. This property will be rented out. He doesn't anticipate that the proposed improvements will create any environmental issue, nuisance and/or hazards. He answered questions from commission members. Discussion ensued.

- Ashley Stephens, Town Planner, commented about the questions and comments received from general public prior to the meeting, enquiring about the construction and that those concerns were addressed.
- Roland Klee, Chairman, opened the floor to anyone wishing to speak in favor or opposition of the application.
- Peter Gavarrino, Jeff Napfen, and several others, either asked questions to clarify the plan or spoke in opposition.
- Tim Coon was given the opportunity to answer questions.
- Robin Lockwood made a motion to close the Public Hearing at 8:18pm, seconded by Joseph Miller. The motion carried unanimously.
- Discussion ensued.
- Roland Klee, Chairman, made a motion to Approve PZ 2023-03, a special permit to construct two (2) 14,000 sq foot buildings on the premise that they will exceed 25,000 square feet for all structures on the parcel (Section 4.24.4.3.15.4); the development will have more than forty (40) parking spaces (Section 4.24.4.3.15.1); the development will allow the following sections for uses:
  - a) 4.24.4.3.1- Manufacturing, storing, printing, publishing, processing, fabricating, packaging or assembling activities wholly within a building or unified complex of buildings;
  - b) 4.24.4.3.4- Research and experimental laboratories, veterinary hospitals and animal care services (excluding kennels), and medical facilities;
  - c) 4.24.4.3.6- Professional office buildings, general office buildings, and office parks;
  - d) 4.24.4.3.10- Recreation facilities, education facilities, religious facilities, cultural, non-profit, and philanthropic activities;
  - e) 4.24.4.3.11- Plumbing, heating, electrical, industrial, and general contracting establishments, which may include showrooms. Any outside storage of materials or equipment, shall be screened from abutting properties and views from public streets through landscape buffering which may include fencing;
- With the following conditions:
  - If a use other than one listed above is considered for one of the rental spaces at 0 Gerber Blvd, the property owner will need to obtain a special permit for the new use.
- Robin Lockwood seconded the motion and the Motion carried unanimously.

5. **8-24 Referrals, if any:** None

6. **Other Business/Discussion:** None

7. **Public Comments Received:** None

8. **Adjournment:**

- 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