

TOWN OF VERNON  
**Planning & Zoning Commission (PZC)**  
**Thursday, June 1, 2023 7:30 PM**  
Town Hall Memorial Building- 3<sup>rd</sup> Floor Council Chambers  
14 Park Place Vernon, CT 06066

Approved Minutes

RECEIVED  
VERNON TOWN CLERK  
23 JUL -5 AM 9:21

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

- Meeting Start Time: 7:30 PM
- Regular Members Present: Roland Klee, Robin Lockwood, William Nicholson, Michael Sumner, Joseph Miller
- Alternate Members Present: Steve Ransom sitting for Iris Mullan
- Staff Present: Ashley Stephens, Town Planner
- Absent Members: Carl Bard, 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.

- Robin Lockwood made a motion to adopt the agenda and seconded by William Nicholson. The motion carried unanimously.

2.2 Approval of the Minutes from **May 18, 2023**

- Robin Lockwood made a motion to accept the minutes from May 18, 2023 meeting and seconded by William Nicholson. The motion carried with 4 in favor and 1 abstention, Joseph Miller.

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

3.1. **PZ 2023-09 – 420 TALCOTTVILLE RD** - Application of Vernon Development LLC c/o J.R. Russo & Associates, LLC on behalf of NERP Holding & Acquisitions Co LLC, for a Site Plan of Development and Special Permits [4.9.4.15.1, 4.9.4.15.2 & 4.9.4.15.3] associated with the development of The Learning Experience (TLE) Academy of Early Education and a pad site for a future retail store. The property is zoned Commercial. [Map # 09, Block# 015H, Lot # 00030].

Request to schedule Public Hearing date for 6/22/2023

- Robin Lockwood made a motion to schedule Public Hearing date for June 22, 2023, seconded by Joseph Miller. The motion carried unanimously.

3.2 **PZ 2023-10 – 38-42 EAST MAIN ST** - Application of Garrett Homes, LLC c/o Hallisey, Pearson & Cassidy Engineering Associates, Inc. on behalf of West Hartford Gas Inc. for a Site Plan of Development for the proposed construction of one-story 10,764 sq. ft. retail use building, demolition of the two existing buildings, 36 space parking lot and associated site improvements. The property is zoned Historic District—Downtown Business & Residential (DBR) and lies within the Rockville Village District Overlay Zone (RVDOZ) [Map # 40, Block# 0090, Lot # 0001A].

Request to schedule Public Hearing date for 7/6/2023.

- Robin Lockwood made a motion to schedule Public Hearing date for July 20, 2023, instead of July 6, 2023, seconded by William Nicholson. The motion carried unanimously.
4. **Public Hearing(s) and Action on Applications: None**
5. **8-24 Referrals, if any**
- 5.1 Conveyances of land associated with the Windermere Fields Soccer complex
- Ashley Stephen, Town Planner, explained the issues regarding the conveyances of land associated with the Windermere Fields Soccer complex.
  - Robin Lockwood moved that the Planning & Zoning Commission finds that the acceptance of Windermere Fields is consistent with the Plan of Conservation and Development, seconded by William Nicholson. The motion carried unanimously.
- 5.2 Conveyance of a portion of the unimproved section of Clark Rd.
- Ashley Stephen, Town Planner, explained the issues regarding the conveyance of a portion of the unimproved section of Clark Rd. Discussion ensued.
  - Robin Lockwood moved that the Planning & Zoning Commission finds that the discontinuation of a portion of Clark Rd and conveyed to abutting properties is consistent with the Plan of Conservation and Development, seconded by William Nicholson. The motion carried unanimously.
6. **Other Business/Discussion**
- 6.1 **Reminder:** Regular Meeting - 6/15/23 will be cancelled.  
Special Meeting - 6/22/23
- Ashley Stephen, Town Planner, reminded the commissioners on the cancellation of Regular Meeting on June 15, 2023. A special meeting will be held on June 22, 2023.
- 6.2 **Discussion:** Request to Schedule Public Hearing July 6, 2023  
Proposed changes to Zoning Regulations  
Proposed text amendments to identify/clarify Planning/Zoning as the acting body on regulations and design, introducing new procedure regulations and other minor text edits.
- The Public Hearing date is requested to schedule for July 20, 2023, instead of July 6, 2023
7. **Public Comments Received: None**
8. **Adjournment**
- Motion to Adjourn made by Robin Lockwood at 7:48 PM and seconded by William Nicholson. The Motion carried unanimously.

Respectfully submitted,



Merilme Sarkar  
Recording Secretary