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TOWN OF VERNON  
Planning & Zoning Commission (PZC)  
Meeting Notice & Agenda  
Thursday, July 20, 2023 7:30 PM  
Town Hall Memorial Building- 3<sup>rd</sup> Floor Council Chambers  
14 Park Place Vernon, CT 06066

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**AGENDA**

1. **Call to Order & Roll Call by Roland Klee, Chairman**
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 Approval of the Minutes from **June 22, 2023**
3. **New Application(s) for receipt, if any:**
4. **Public Hearing(s) and Action on Applications:**
  - 4.1. **PZ 2023-07 -- 212 & 218 TALCOTTVILLE RD** - Application of Robert Blanchette, Borghesi Building-Engineering for a Zone Change to change both parcels to a Commercial zone. The property is zoned Commercial [Map #10, Block#015R, Lot #00038 & Map #10, Block#015R, Lot #00039].
  - 4.2. **PZ2023-07 - 212 and 218 TALCOTTVILLE RD** - Application of Robert Blanchette, Borghesi Building-Engineering for Site Plan and Special Permits (4.9.4.15.1) to construct a 20,245 sf +/- retail plaza, associated parking and grading. This lot to be combined with 218 Talcottville road upon approval. The property is zoned Commercial. [Map #10, Block #015R, Lot #00038 and Map #10 Block #015R, Lot #00039]
  - 4.3. **PZ 2023-10 - 38 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 approval to demolish the two existing buildings and construct a one-story 10,764 sq. ft. retail use building and 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 [Map # 40 Block # 0090-Parcel# 0001A]
  - 4.4. **PZ 2023-11** - Application of Ashley Stephens, Town Planner, on behalf of the Town of Vernon, for text amendments to the Town of Vernon Zoning Regulations to identify/clarify the Planning and Zoning Commission as the acting body on regulations and design, introduce new procedural regulations and other minor text edits.
5. **8-24 Referrals, if any**

6. **Other Business/Discussion**

6.1

7. **Public Comments Received**

8. **Adjournment**