

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Thursday, July 20, 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: 7:32 PM
 - Regular Members Present: Roland Klee, Robin Lockwood, William Nicholson, Michael Baum, Joseph Miller, Carl Bard
 - Alternate Members Present: Steve Ransom sitting for Iris Mullan
 - Staff Present: Ashley Stephens, Town Planner, Shaun Gately, Director of Development Services
 - 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.
 - Commissioner Lockwood, seconded by Commissioner Miller, made a motion to adopt the agenda. The motion carried unanimously.

 - 2.2 Approval of the Minutes from **June 22, 2023**
 - Commissioner Lockwood, seconded by Commissioner Nicholson, made a motion to accept the minutes from June 22, 2023 meeting and. The motion carried unanimously.

3. **New Application(s) for receipt, if any: None**

4. **Public Hearing(s) and Action on Applications:**
 - 4.1 **PZ 2023-07 - 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].
 - Roland Klee, Chairman, read the Public Hearing rules.
 - Ashley Stephens, Town Planner, read the Public Hearing notice of 212 & 218 Talcottville Rd. as published in the Journal Inquirer on July 8 and July 15.
 - Robert Blanchette, Borghesi Building-Engineering, presented on behalf of the owner of 212 & 218 Talcottville Rd. to the commission and answered questions. He requested to change both parcels to a Commercial zone.
 - Shaun Gately, Director of Development Services, spoke to clarify the confusion of the zoning issues with the parcel 212 & 218 Talcottville Rd.
 - Roland Klee, Chairman, opened the floor to anyone wishing to speak in favor or in opposition of the application.
 - None spoke in favor.

- Ann Letendre, 29 Gottier Dr. spoke in opposition of the application and submitted a petition signed by the residents in the area to the commission.
- Michael Winkler, 20 Gottier Dr., Robert Letendre, 29 Gottier Dr., and Phyllis Winkler, 20 Gottier Dr., spoke in opposition of the application.
- Roland Klee, Chairman, read the letters of Patrick Caruso and Patricia Caruso of 21 Gottier Dr., and Irene Muse, 23 Gottier Dr.. They also opposed the application.
- Robert Blanchette, Borghesi Building-Engineering, spoke in response and answered questions of the Commission. Discussion ensued.
- Michael Winkler and Robert Letendre spoke in response.
- Shaun Gately, Director of Development Services, verified that the petition submitted by Ann Letendre is valid and spoke to clarify the issue of current zoning line. Discussion ensued.
- Ann Letendre spoke to the commission on the existing permanent conservation easement on the existing wetland near the parcel.

Commissioner Miller, seconded by Commissioner Bard, moved to close the Public Hearing at 8:44 PM, The motion carried unanimously.

Commissioner Lockwood, seconded by Roland Klee, Chairman, moved to approve the application **PZ 2023-07 - 212 & 218 TALCOTTVILLE RD** of Robert Blanchette, Borghesi Building-Engineering for a zone change from a split zone of commercial and residential to entirely Commercial at 212 & 218 Talcottville Rd. [Map #10, Block#015R, Lot #00038 & Map #10, Block#015R, Lot #00039].

The motion carried with 5 in favor and 2 in opposition.

4.2 PZ 2023-07 - 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 parcel is zoned Commercial [Map #10, Block #015R, Lot #00038 and Map #10 Block #015R, Lot #00039]

- Robert Blanchette, Borghesi Building-Engineering, presented to the commission for Site Plan and Special Permits (4.9.4.15.1) to construct a 20,245 sf +/- retail plaza, associated parking and grading.
- Robert Blanchette answered questions from the commission members. Discussion ensued.
- Roland Klee, Chairman, opened the floor to anyone wishing to speak in favor or in opposition of the application.
- Phyllis Winkler, Ann Letendre, Mike Winkler and Robert Letendre spoke in opposition.
- Robert Blanchette and Shaun Gately responded to the comments and inquiries.

Commissioner Nicholson, seconded by Commissioner Ransom, made a motion to close the Public Hearing at 9:39PM. The motion carried unanimously.

Commissioner Lockwood, seconded by Commissioner Ransome. moved that the Planning & Zoning Commission to Approve PZ 2023-07, an application for a site plan and a special permit for more than 40 off street parking spaces (4.9.4.15.1.) because we have confirmed that all safeguards have been taken to ensure that the use will not affect surrounding businesses or parcels, also include a new and enlarged barb in less parking spaces as outlined by Robert Blanchette has shown the commission, the back of

the building be one color, heavier inclusion of plants in the 30 foot area in back area between the parking area and the neighborhood, if possible add screening for the neighborhood for the mechanicals, if it looks good.

The Commission also find that the application meets the general special permit criteria of Section 17.3.1, specifically:

- 17.3.1.1 It shall not create a hazardous condition relative to public health and safety
- 17.3.1.2 It shall be compatible with neighboring uses;
- 17.3.1.3 It shall not create a nuisance;
- 17.3.1.4 It shall not hinder the future sound development of the community;
- 17.3.1.5 It shall conform to all applicable sections of this ordinance;
- 17.3.1.8 Th for approval as outlined in Section 14 of this ordinance.

The motion carried unanimously.

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]

- Ashley Stephens, Town Planner, read the Public Hearing notice of PZ 2023-10—38 East Main St. as published in the Journal Inquirer on July 8 and July 15.
- Roland Klee, Chairman, opened the Public Hearing at 9:49PM.

Commissioner Lockwood, seconded by Commissioner Miller, move to continue the Public Hearing of the application of **PZ 2023-10 – 38 EAST MAIN ST.**, to August 3rd, 2023. The motion carried unanimously.

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.

- Roland Klee, Chairman, opened the Public Hearing at 9:51PM.
- Ashley Stephens, Town Planner, read the Public Hearing notice of PZ 2023-11— Application of Ashley Stephens, Town Planner as published in the Journal Inquirer on July 8 and July 15.
- Ashley Stephens, Town Planner, informed to the commission of changes. Discussion ensued.

Commissioner Lockwood, seconded by Commissioner Nicholson, made a motion to close the Public Hearing at 9:55PM, The motion carried unanimously.

Commissioner Baum, seconded by Commissioner Ransom, moved to approved the application **PZ 2023-11 –** of Ashley Stephens, Town Planner, on behalf of the Town of Vernon, for text e Commission may at its discretion require the submission of a Site Plan

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 because the regulations and design committee has been dissolved and its functions has been absorbed by the Planning and Zoning Commission.

The motion carried unanimously.

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

6. **Other Business/Discussion**

6.1 Shaun Gately, Director of Development Services, answered the commission's questions on Design Review procedure.

7. **Public Comments Received:** None

8. **Adjournment**

- Motion to Adjourn made by Commissioner Lockwood at 10:01 PM and seconded by Commissioner Nicholson. The Motion carried unanimously.

Respectfully submitted,



Meriline Sarkar
Recording Secretary