

posted 8/31/2023  
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**TOWN OF VERNON**  
**Planning & Zoning Commission (PZC)**  
Meeting Notice & Agenda  
**Thursday, September 7, 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 **August 3, 2023**
3. **New Application(s) for receipt, if any:**
  - 3.1 **PZ2023-13 - 67 WINDSOR AVE.** – Application of Peter Alter, Alter & Pearson, LLC on behalf of Windsor Avenue67 LLC and 65 Windsor Avenue, L.L.C. for a Site Plan and Special Permit [4.9.4.15.2] for the merger of the parcels involved, redevelopment of the site with new retail warehousing and retail sale of auto parts, accessories, and after-market auto parts. The property is zoned Commercial (C). [Map #07 Block #0038 Parcel #00007].  
  
Request to set Public Hearing Date of September 21, 2023
4. **Public Hearing(s) and Action on Applications:**
  - 4.1 **PZ 2023-12 - 630 TALCOTTVILLE RD-** Application of Qingxia Cai, Sunshine Day Spa, for a Special Permit [4,9 4.22} to operate a Day Spa to include Esthetician, Eyelash and Massage Therapy services. The property is zoned Commercial (C). [Map #08 Block #0025 Parcel #00009].
5. **8-24 Referrals, if any**
  - 5.1 **30 Windermere Avenue** – Land Conveyance of 1430 sq. ft. to Robert and Sheryl Paquette.
6. **Other Business/Discussion**
  - 6.1
7. **Public Comments Received**
8. **Adjournment**