TOWN OF VERNON
Virtual Meeting
Planning & Zoning Commission (PZC)
Thursday, October 1, 2020, 7:30 PM

RECEIVED BY EMAIL
RECEIVED
VERNON TOWN CLERK
20 OCT -5 AM 11:47

VIA ZOOM

DRAFT MINUTES

1. **Call to Order & Roll Call by Roland Klee, Chairperson at 7:30 PM.**
   - Regular members present: Roland Klee, Joseph Miller, Mike Mitchell, Iris Mullan, Susan Reudgen, Jesse Schoolnik and Wes Shorts
   - Alternate Member: Robin Lockwood
   - Absent Members: none
   - Staff present: George McGregor, Town Planner
   - Recording secretary: Jill Rocco

2. **Administrative Actions/Requests**

   2.1 Amendment/Adoption of Agenda - Additional business to be considered under agenda item #6 "Other Business" requires Commission vote

Susan Reudgen made a motion to **ADOPT** the agenda. Joseph Miller seconded and the motion carried unanimously.

   2.2 Approval of the Minutes from the **September 17, 2020**

Mike Mitchell made a motion to **APPROVE** the minutes from September 17, 2020. Iris Mullan seconded. The motion carries with Susan Reudgen, Jesse Schoolnik and Wes Shorts abstaining.

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

NONE

4. **Public Hearing(s) and Action on Application**

4.1 Application [PZ-2020-10] of APH Hairstylists (Alice and Allan House) for a Site Plan of Development and several Special Permits in order to renovate, remodel, and improve a hair salon located at 274 Talcottville Rd. (Assessor's ID: Map 10, Block 015K, Parcel 00028). The property is zoned Commercial.

- Town Planner George McGregor read the legal notice into the record.
- Legal notice was published in the Journal Inquirer on 9/19/20 and 9/26/20.
- Chairman Roland Klee read the following teleconference rules into the record:
  1. Any member of the public who wishes to provide public comment may participate remotely via computer with a microphone and ZOOM link or via telephone call-in number
  2. We ask that all participants "MUTE" their phones and that the meeting organizer may mute participants if excessive noise or feedback interrupts the meeting.
  3. Speakers are encouraged to use the ZOOM Chat function to alert the host that they would like to speak.
  4. At the appropriate time, the Chairman will call for public comment. Speakers should unmute their phones by pressing *6 and then clearly identify their name and address.

5. Speakers should direct their comments through the Chairman
6. Please be patient.

- George McGregor, Town Planner, gave details in regards to the application.
- Allan House, applicant, 155 Windemere Ave., Ellington, spoke in regards to the application
- Chairman Roland Klee, asked the commission if there were any comments or questions.
- Discussion ensued
- Chairman Roland Klee opened the Public Hearing at 7:43 PM
- No one spoke in favor of
- No one spoke in opposition
- Discussion ensued
- Mike Miller made a motion to close the Public Hearing at 7:45 PM. Susan Reudgen seconded and the motion carried unanimously.

A. Mike Mitchell **MOVED** that the Planning and Zoning Commission Approve PZ-2020-10, a Site Plan of Development with Special Permits located at 274 Talcottville Rd. This approval is based upon a finding the application meets the site plan requirements of Section 14 and that the special permits requested meet and exceed the review criteria set forth in Section 15 and Section 17.3.1, and is subject to the conditions of approval dated October 1, 2020.

Conditions of Approval
PZ 2020-10 274 Talcottville Rd.
APH Hairstylists, LLC
October 1, 2020

1. The property shall be developed in substantial conformance with the Site Plan Set dated 8/2020 (Sheets 1-8) prepared by Messier Survey, LLC (with Raymond Nelson, PE).

2. The Property Shall be develop in substantial conformance to the Architectural Elevations for "APH Hair Stylists Salon Suites" dated August 31, 2020.

3. The property shall be developed in substantial conformance to the "Retaining Wall Design" set sheets 1 and 2, dated August 26, 2020, prepared by Eric Merluzzi, PE.

4. Prior to the commencement of any site work, the applicant or his/her agent shall submit to the Town Planner an instrument of financial guarantee, as determined by the Town Engineer, in a form acceptable to the PZC for Erosion and Sedimentation Control.

5. The above conditions are in addition to the standard conditions and stipulations for all site development projects.

Wes Shorts seconded and the motion carried unanimously.

4.2 Application [PZ-2020-11] of CT Golf Land LLC (Steven LaMesa and Jerry Fornelli) for a modification to a Site Plan of Development and a series of Special Permits to modify and enhance a commercial recreation, family fun center located at 95 Hartford Turnpike (Assessor ID: Map 1, Block 158, Parcel 95). The property is zoned Commercial.

- Chairman Roland Klee reminded everyone the teleconference rules were still in effect.
- Town Planner George McGregor read the legal notice into the record.
- Legal notice was published in the Journal Inquirer on 9/19/20 and 9/26/20.
- Town Planner George McGregor gave details in regards to the application

- Mark Peterson, Gardner & Peterson Assoc., LLC, 178 Hartford Tpke, Tolland spoke in regards to the application.
- Discussion ensued.
- Jerry Fornarelli, co-applicant for CT Golf Land, LLC
- Steven LaMesa, 2 Wilson Court, Enfield, co-applicant, spoke in regards to the application
- Chairman Roland Klee opened the Public Hearing at 8:02PM
- No one spoke in favor of
- No one spoke in opposition
- Ann Letendre, 29 Gottier Dr., commented
- Jerry Fornarelli, applicant, replied to comments
- Discussion ensued
- Mark Peterson asked a question in regards to procedure
- Chairman Roland Klee responded

Mike Mitchell made a motion to close the Public Hearing at 8:10 PM. Joseph Miller seconded and the motion carried unanimously.

A. Susan Reudgen **MOVED** that the Planning and Zoning Commission Approve PZ-2020-11, a Site Plan of Development with Special Permits located at 95 Hartford Tpke. This approval is based upon a finding the application meets the site plan requirements of Section 14 and that the special permits requested meet and exceed the review criteria set forth in Section 15 and Section 17.3.1, and is subject to the conditions of approval dated October 1, 2020.

Conditions of Approval
PZ 2020-11 95 Hartford Tpke.
CT Golf Land LLC
October 1, 2020

1. The property shall be developed in substantial conformance with the Site Plan Set dated 8-15-20, Revised through **9-25-20** (Sheets 1-4) Prepared Gardner & Peterson Associates, LLC.

2. The Property Shall be develop in substantial conformance to the Architectural Elevations dated 9-1-20 (Main Building), 4-5-20 (Ice Cream Shop), prepared by Digital Quill Studio.

3. Prior to the commencement of any site work, the applicant or his/her agent shall submit to the Town Planner an instrument of financial guarantee, as determined by the Town Engineer, in a form acceptable to the PZC for Erosion and Sedimentation Control.

4. The above conditions are in addition to the standard conditions and stipulations for all site development projects.

5. The applicant shall continue discussions with the Open Space Task Force representatives regarding the extension of the Hockanum Linear Park Trail.

5. **8-24 Referrals, If any**

NONE

6. **Plan of Conservation and Development Update, if any**

Town Planner, George McGregor gave POCD update
- There is a live survey sent throughout the community

- In the next 10 days or so, they are working on selecting a focus group

7. **Other Business/Discussion**

NONE

6. **Adjournment**

Mike Mitchell made a motion to ADJOURN at 8:17 PM. Jesse Schoolnik seconded and the motion carried unanimously.

Jill Rocco
Recording Secretary