

TOWN OF VERNON  
Planning & Zoning Commission (PZC)

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Thursday, May 21, 2020, 7:30 PM

Via Zoom Audio Teleconference

**APPROVED MINUTES**

1. Call to Order & Roll Call by Roland Klee, Chairman at 7:31 PM.
  - Regular members present: Roland Klee, Mike Mitchell, Wes Shorts, and Jesse Schoolnik
  - Alternate Member: Robin Lockwood sitting for Iris Mullan
  - Absent Members: Joseph Miller, Susan Reudgen and Iris Mullan
  - 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 #5 "Other Business" requires Commission vote  
  
Robin Lockwood made a motion to ADOPT the Agenda as presented. Jesse Schoolnik seconded and the motion carried unanimously.
  
  - 2.2 Approval of the Minutes from the May 7, 2020 meeting  
  
Mike Mitchell made a motion to APPROVE the Minutes. Robin Lockwood seconded and the motion carried unanimously.
  
  - 2.3 Communications received NOT related to Agenda items, if any
    - 2.3.1 Governors Executive Order 7MM regarding May 20, 2020 Reopening  
  
George McGregor, Town Planner spoke in regards to Governors Executive Order 7MM regarding May 20, 2020 Reopening  
  
Discussion ensued
  
3. New Application(s) for receipt, if any:  
  
None
  
4. Public Hearing and Action on Application
  - 4.1 Application [PZ-2020-06] of Greg McCracken for a Special Permit pursuant to Section 15 of the Town of Vernon Zoning Regulations for the grading and removal of material in excess of 50 cubic yards and for the disturbance of more than one-half (1/2) acre of land at 195 West St. (Assessor's ID: 25, Block 0065, Parcel 00035).

- 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.
- Town Planner George McGregor read the legal notice into the record.
- Legal notice was published in the Journal Inquirer on May 9, 2020 and May 16, 2020.
- Town Planner George McGregor explained the details of the application
- Attorney Gregory McCracken of Jacobs, Walker, Rice & Barry, LLC spoke on behalf of the applicants Chirag B. and Jalpa C. Thaker.
- Applicant Chirag B. Thaker of 195 West St. spoke in regards to the application.
- Luis Valentin of 58 Daryl Drive spoke in favor.
- Ann Nevelos of 144 Daryl Drive, spoke in favor.
- Dr. Barnet Baron of 126 Daryl Drive, spoke in favor.
- Attorney Purnell, on behalf of Strong Family Farm, spoke with concerns regarding A2 survey (Exhibit A) in opposition.
- Ann Letendre of 29 Gottier Drive spoke in regards to the A2 survey (Exhibit A).
- Attorney Gregory McCracken responded to comments.
- Discussion ensued.
- Michael Mitchell made a motion to close the Public Hearing at 8:15 PM.
- Wes Shorts seconded and the motion carried unanimously.

Jesse Schoolnik moved that the Planning and Zoning Commission Approve PZ-2020-06, 195West St., a Special Permit pursuant to Section 15 for the removal, excavation, and grading in excess of 50 cubic yards of earth and the disturbance of more than one-half acre of land. This approval is based upon a finding that the application meets the special permit requested criteria set forth in Section 15 and Section 17.3.1, and subject plan prepared by Datum Engineering & surveying, dated April 7, 2020, Sheets 1 & 2 with the condition they stay within the boundaries.

Mike Mitchell seconded and the motion carried unanimously.

5. 8-24 Referrals

None

6. Other Business/Discussion

Roland Klee had a question regarding Governors Executive Order 7MM regarding May 20, 2020 reopening.  
Discussion ensued

7. Adjournment

Robin Lockwood made a motion to adjourn at 8:20 PM. Wes Shorts seconded and the motion carried unanimously.



Jill Rocco  
Recording Secretary