

TOWN OF VERNON
Planning & Zoning Commission (PZC)

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Thursday, May 7, 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, Jesse Schoolnik, and Joseph Miller, and Susan Reudgen.
 - Alternate Member: Robin Lockwood sitting for Iris Mullan
 - Absent Members: Iris Mullan
 - Staff present: George McGregor, Town Planner, Shaun Gately, EDC/Asst. 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

Wes Shorts made a motion to ACCEPT the agenda with the addition of a New Application. Joseph Miller seconded and the motion carried unanimously.

 - 2.2 Approval of the Minutes from the April 16, 2020 meeting.

Robin Lockwood made a motion to APPROVE the minutes. Michael Mitchell seconded and the motion carried unanimously.

 - 2.3 Communications received NOT related to Agenda items, if any

None

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

Town Planner George McGregor read the application in to record.

Application [PZ-2020-07] from A. Vets Real Estate, LLC requesting a Zone Change from Commercial (C) to Industrial (I) for a 1.19-acre parcel located at 965 Hartford Tpke. (Assessor ID 26, Block 0072, Parcel 0031H) and a .43-acre portion of a parcel located at 933 Hartford Tpke. (Assessor ID 26, Block 0072, Parcel 0031J)

Wes Shorts made a motion to accept **Application [PZ-2020-07]** for a Public Hearing to be held on June 4th, 2020. Robin Lockwood seconded and the motion carried unanimously.

4. Public Hearing and Action on Application

4.1 **Application [PZ-2020-04]** of Phil Wilson, 713 Realty, for a Modification to a Site Plan of Development to construct an 8,000 sq. ft. storage building and Special Permits pursuant to Section 15 for the removal in excess of 50 cubic yards of earth and Section 4.10.1.11.9 for outside display areas of greater than 10% of gross floor area located at 713 Talcottville Rd.-Scranton Powersports (Assessor's ID: Map 07, Block 0002, Parcel 0002A).

- Town Planner George McGregor read the legal notice into the record.
- Legal notice was published in the Journal Inquirer on April 25, 2020 and May 2, 2020.
- 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 explained the details of the application.
- Eric Peterson, Professional Engineer, Gardner & Peterson Associates, LLC, 178 Hartford Turnpike, Tolland, spoke representing the Applicant Philip Wilson.
- Philip Wilson, Applicant, spoke regarding the application.
- Roland Klee, Chairman, asked if anyone would like to speak, no one spoke in opposition or in favor.
- Discussion ensued.
- Michael Mitchell made a motion to close the Public Hearing at 8:07 PM.
- Wes Shorts seconded and the motion carried unanimously.

Michael Mitchell moved that the Planning and Zoning Commission Approve PZ-2020-04, a Site Plan of Development in order to construct an 8,000 sq. ft. storage building with Special Permits pursuant to Section 15 for the removal and grading in excess of 50 cubic yards of earth and Section 4.10.1.11.9 for outside display areas of greater than 10% of gross floor area located at 713 Talcottville Rd.-Scranton Powersports. This approval is based upon a finding that the application meets the site plan requirements of Section 14 and that the special permits requested are consistent with the review criteria set forth in Section 15 and Section 17.3.1, and subject to the conditions of approval dated May 7, 2020.

**Draft Conditions of Approval
PZ 2020-04 713 Talcottville Rd.
Scranton Powersports
May 7, 2020**

1. The property shall be developed in substantial conformance with the Site Plan entitled "Modification to Site Plan" (Sheets 1-3) dated March 17, 2020, revised May 5, 2020, prepared by Gardner & Peterson Associates, LLC.
2. The Property Shall be develop in substantial conformance to the building plans dated December 30, 2019, prepared by Graber Buildings.
3. The Property Shall be developed is substantial conformance with the Landscaping Plan, prepared by John Alexopoulos, dated May 6, 2020.
4. A sidewalk along the entire property frontage, as depicted on the site plan, shall be constructed no later than May 1, 2021. The applicant or his/her agent shall submit to the Town Planner an instrument of financial guarantee in a form acceptable to the PZC for all site improvements that are not completed, as determined by the Town Engineer, prior to issuance of a Certificate of Occupancy for the 8,000 sq. ft. storage structure. Any financial guarantees are subject to subsequent modification if additional plan review or site modifications dictate.
5. Erosion & Sediment Control Measures, as depicted on Sheet 3 of the Site Plan referenced in Condition #1 above, shall be substantially completed prior to the issuance of a Certificate of Occupancy. The applicant or his/her agent shall submit to the Town Planner an instrument of financial guarantee in a form acceptable to the PZC for Erosion and Sediment Control measures that are not completed, as determined by the Town Engineer, prior to issuance of a Certificate of Occupancy for the 8,000 sq. ft. storage structure. Any financial guarantees are subject to subsequent modification if additional plan review or site modifications dictate.
6. The above conditions are in addition to the standard conditions and stipulations for all site development projects.

Jesse Schoolnik seconded and the motion carried unanimously.

4.2 Application [PZ-2020-05] of Erica Y. Bower for a Special Permit pursuant to Section 4.4.4.8 to operate a Home-Based Business of Major--Type 2: Counseling Services at 131 Echo Ridge Dr. (Assessor's ID: Map 31, Block 0142, Parcel 00181).

- Town Planner George McGregor read the legal notice into the record.
- Legal notice was published in the Journal Inquirer on April 25, 2020 and May 2, 2020.
- Town Planner George McGregor spoke regarding application.
- Erica Bower, Applicant, spoke regarding application
- Discussion ensued
- Roland Klee, Chairman, asked if anyone would like to speak, no one spoke in opposition or in favor.
- Town Planner, George McGregor read a letter from Robert & Katherine Kiernan, 120 Echo Ridge Lane in opposition
- Discussion ensued.

Robin Lockwood made a motion to close the Public Hearing at 8:30 PM. Wes Shorts seconded and the motion carried unanimously.

A. Robin Lockwood moved that the Planning and Zoning Commission Approve PZ-2020-05, a special permit for counseling services as a home-based business at 131 Echo Ridge Dr., based upon a finding that the request is consistent with the home-based business requirements set forth in Section 3.29 and is consistent with the special permit requirements of 17.3.1, subject to the following conditions:

1. The business is limited to an area of 750 sq. ft.
2. Hours of operation and client activity is limited to:

Days	Hours	Clients
Monday-Tuesday	9 a.m.-5 p.m.	8 (per day)
Wednesday-Thursday	10 a.m.-6 p.m.	8 (per day)
Friday	10 a.m.-2 p.m.	4
Total		36

3. No client or customer parking shall be permitted on a public street.
4. The Applicant shall secure any Health Department approvals required, if necessary and as appropriate.

Joseph Miller seconded and the motion carried unanimously.

5. 8-24 Referrals

5.1 Town of Vernon, 8 Morrison St. (Assessor's ID: 22, Block 0050, Parcel 0003A), potential sale of Town property.

- Town Planner George McGregor read into record the Staff Memo dated May 7, 2020.
- Discussion Ensued

Wes Shorts made a motion to find the request for the 8-24 Referral is consistent with the Plan of Conservation and Development. Susan Reudgen seconded and the motion carried unanimously.

6. Other Business/Discussion

Town Planner George McGregor discussed anonymity and explained the Freedom of Information Act.

7. Adjournment

Wes Shorts made a motion to adjourn at 8:40 PM. Robin Lockwood seconded and the motion carried unanimously.


 Jill Rocco
 Recording Secretary