

TOWN OF VERNON  
Planning & Zoning Commission (PZC)  
Virtual Meeting Notice  
Thursday, August 20, 2020, 7:30 PM

Via Zoom Meeting

APPROVED MINUTES

1. **Call to Order & Roll Call by Roland Klee, Chairman at 7:30 PM.**

- Regular members present: Roland Klee, Mike Mitchell, Joseph Miller, Iris Mullan, Jesse Schoolnik and Wes Shorts
- Alternate Member: Robin Lockwood sitting for Susan Reudgen
- Absent Members: Susan Reudgen
- 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

Wes Shorts motioned to **ADOPT** the agenda. Jesse Schoolnik seconded and the motion carried unanimously.

- 2.2 Approval of the Minutes from the August 6, 2020 meeting

Robin Lockwood made a motion to **APPROVE** the minutes from the August 6, 2020 meeting. Mike Mitchell seconded and the motion carries with Wes Shorts abstaining.

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

NONE

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

**4.1 CONTINUATION from July 16, 2020 Regular Meeting Application [PZ 2020-08]** of St. Bernard Church for site plan approval for a 2,573 sq. ft. addition to the School, the demolition of the Parish Center, and a reconfiguration with additional spaces of the existing parking areas and parking lot access. A Special permit is also requested 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. The St. Bernard Church campus is located at 25 Saint Bernard Terrace, with the School and Parrish Center located at 20 and 22 School St., respectively (Assessor ID: Map 40, Block 0110, Parcel 00004).

- Town Planner, George McGregor gave details of changes in regards to the Application **[PZ 2020-08]** of St. Bernard Church.
- George Yeakel spoke in regards to the application
- Brian Kenny, Parish Business manager, spoke in regards to the application
- Pegi Shea, 27 Fox Hill Drive, spoke in favor
- Toni Royal, 28 Oxbow Dr, spoke in favor

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VERNON TOWN CLERK  
20 SEP - 9 PM 12: 08

Mike Mitchell made a motion to close the public hearing at 7:42 PM. Robin Lockwood seconded and motion carried unanimously.

1. Wes Shorts **MOVED** that the Planning and Zoning Commission **APPROVE PZ 2020-08**, An application of St. Bernard Church for site plan of development for a +-2,573 sq. ft. addition to the School, the demolition of the Parish Center, and a reconfiguration with additional spaces of the existing parking areas and parking lot access; and, 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, subject to the Conditions of Approval dated August 20, 2020, and based upon the public record and the following findings:
  - a. The Site Plan meets the requirements of Section 4.23, Section 14, and Section 24 of the Vernon Zoning regulations;
  - b. The Special permit meets the requirements of Section 15 and Section 17.3.1 and;
  - c. The Architectural Plans substantially meet the purpose and intent of the Rockville Village District Overlay and is deemed compatible with the architecture of the district.

Subject to the following conditions:

**Conditions of Approval, in addition to the Standard Administrative Conditions and Restrictions, August 20, 2020**

1. The property shall be developed in substantial conformance with the Site Plan set (Sheets 1-10) dated June 1, 2020, with Sheets C-2.0, C-4.2, and L-1.0 revised July 14, 2020, prepared by Macci Engineers.
2. The property shall be developed in substantial conformance with the Architectural floor Plan set dated June 1, 2020, and the Architectural Elevations dated July 15, 2020 prepared by Friar Architecture.
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 in a form acceptable to the PZC for Erosion and Sedimentation Control in the amount to be determined by the Town Engineer.

Joseph Miller seconded and the motion carried unanimously.

**4.2 Application [PZ-2020-03]** of Santini Real Estate Trust for a Zone Change from R-22 to Comprehensive Multi-Family Dwelling Zone, for three parcels totaling +-6.27 acres located at 195 South St. (Assessor ID: Map 39, Block 065B, Parcel 00019), 209 South St. (Assessor ID: Map 39, Block 065B, Parcel 00017), and Assessor ID: Map 39, Block 065B, Parcel 0018A (no address identified). Approval of a Preliminary Plan of Development and a Special Permit for Excavation and Grading pursuant to Section 15 of the Town of Vernon Zoning Regulations are also requested, in order to develop a 56-unit, multi-family residential development project.

- Town Planner George McGregor read the legal notice into the record.
- Legal notice was published in the Journal Inquirer on August 8, 2020 and August 15, 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 read a brief overview of the application.
- Dorian R. Famiglietti, attorney from Kahan, Kerensky, Capossela, LLP spoke representing the applicants, Santini Real Estate Trust.
- Eric Petersen, Professional Engineer from Gardner, Petersen Association of Tolland spoke representing the applicants in regards to the application.
- Kevin Santini, Owner, Santini Real Estate Trust, spoke in regards to the application.
- John Alexopoulos, Landscape Architect, RLA spoke representing the applicants in regards to the application.
- Jim Bubaris, Bubaris Traffic & Assoc. spoke representing the applicants in regards to the application.
- Dorian Famiglietti spoke in regards to the application.
- Eric Santini, Owner, Santini Real Estate Trust, spoke in regards to the application.
- Dorian Famiglietti spoke in regards to regulations.
- Chairman Roland Klee opened the floor to questions/comments from the Commission.
- Discussion ensued.
- Chairman Roland Klee opened the floor to the public.
- Chairman Roland Klee asked if anyone would speak in favor, no one spoke.
- Nancy Steffens, 224 South St. spoke in opposition
- John Henault, 20 Bancroft Rd. spoke in opposition
- Joy Henault, 20 Bancroft Rd. spoke in opposition
- Pegi Shea, 27 Fox Hill Dr. spoke in opposition
- Ann Letendre, 29 Gottier Dr. spoke in opposition
- Jade Brannon, 253 South St. spoke in opposition
- Margaret Maclean, 7 Valerie Dr. spoke in opposition
- Marty Johnson, 5 Knollwood, spoke in opposition
- Mary James, 18 Mark Circle, spoke in opposition
- Jesse Schoolnik made a **MOTION** to extend public hearing past 10:00 PM. Robin Lockwood seconded and the motion carried unanimously
- Michael Winkler, 20 Gottier Dr. spoke in opposition
- Robert Felber, 224 South St. spoke in opposition
- Robert McNeilly, 218 South St. spoke in opposition
- Darlene McNeilly, 218 South St. spoke in opposition
- Robin McNeilly, 218 South St. spoke in opposition
- Larry Rodriguez, 2 Valerie Dr. spoke in opposition
- Leah Stratton, 18 Valerie Dr. spoke in opposition
- Dorian Famiglietti responded to the public comments
- Eric Santini, Sr., applicant spoke in regards to the application
- Kevin Santini, applicant, responded to comments
- Eric Santini, Jr., applicant, responded to comments
- Alan Itzkowitz, 7 Knollwood Dr. spoke in opposition
- Nancy Steffens, 224 South St. spoke in opposition

Robin Lockwood made a motion to close the public hearing at 10:47 PM. Iris Mullan seconded and the motion carried unanimously.

Robin Lockwood **MOVED**, that the Vernon Planning & Zoning Commission does hereby **DENY** Application **[PZ-2020-03]** of Santini Real Estate Trust for a Zone Change from R-22 to the Comprehensive Multi-Family Dwelling Zone, along with a "Preliminary Plan of Development" and a

special permit at 195 South St. (Assessor ID: Map 39, Block 065B, Parcel 00019), 209 South St. (Assessor ID: Map 39, Block 065B, Parcel 00017), and Assessor ID: Map 39, Block 065B, Parcel 0018A (no address identified) based upon the following findings:

- The Zone Change is NOT consistent with the Town of Vernon's Plan of Conservation and Development as the area is planned for moderate density land uses; Multi-family zoning is inconsistent with this planned future land use.
- The Zone Change is NOT consistent with the Town of Vernon's Plan of Conservation and Development which aims to protect residential neighborhoods, encourage homeownership opportunities, and retain zoning patterns which reserve appropriate areas of the Town for single-family homeownership. The PZC finds that this location should be reserved for single-family residential uses.
- The current R-22 Zoning district is appropriate, reasonable, and preferred in this location, considering the prevalence of a surrounding single-family residential development pattern.

Jesse Schoolnik seconded and the motion carried unanimously.

6. **Other Business/Discussion**

NONE

7. **Adjournment**

Wes Shorts made a motion to ADJOURN at 10:54 PM. Joseph Miller seconded and the motion carried unanimously.



Jill Rocco  
Recording Secretary