

TOWN OF VERNON
Planning & Zoning Commission (PZC)

Draft Minutes
Thursday, April 2, 2020

Via Zoom Audio Teleconference

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Approved Minutes

1. Call to Order & Roll Call by Roland Klee, Chairperson at 7:31pm
 - Regular members present: Chairman, Roland Klee, Joseph Miller, Jesse Schoolnik Wes Shorts, Susan Reudgen Iris Mullan and Mike Mitchell
 - Alternate Member: Robin Lockwood
 - Absent Members: None.
 - Staff present: George McGregor, Town Planner
 - Recording secretary: Cassandra Santoro

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. Wes Shorts seconded and the motion carried unanimously.

 - 2.2 Approval of the Minutes from the March 5, 2020 meeting

Wes Shorts made a motion to approve the Minutes of the March 5, 2020 meeting. Mike Mitchell seconded and the motion carried with 5 in favor and 2 abstentions - Commissioners Reudgen and Miller.

 - 2.3 Communications received NOT related to Agenda items, if any
 - 2.3.1 **Memorandum from Town Planner Regarding Public Meetings and Notice During COVID-19 Crisis**

Town Planner George McGregor summarized a Memorandum dated March 25, 2020 that was sent to Commissioners regarding Public Meetings, Notice and Timelines during COVID-19. Discussion ensued.

3. New Application(s) for receipt
 - 3.1 **Application [PZ-2020-04] of Phil Wilson, 713 Realty, for a Modification to a Site Plan of Development 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).

Joseph Miller made a motion to accept Application PZ-2020-04 for a Public Hearing to be held on May 7, 2020. Mike Mitchell seconded and the motion carried unanimously.

4. Public Hearing and Action on Application

4.1 **Application [PZ-2020-02] of James Kephart for a Special Permit to operate a Home-Based Business of Major--Type 2: Wood Turning at 181 Bamforth Rd. (Assessor's ID: Map 30, Block 0133, Parcel 0001D).**

- Town Planner George McGregor read the legal notice into the record.
- Legal notice was published in the Journal Inquirer on March 21, 2020 and March 28, 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.
- Jim Kephart, Applicant spoke regarding the application.
- All customers will be by appointment only and less than 1 client per day.
- Wood scraps and shavings will be placed into a wood burning stove that exists on the premises.
- 1800 sqft building – 1/3 will be used for woodturning activity and other 2/3 will be used for art studio.
- Joann Wiley of 225 Bamforth Road spoke in opposition.
- Rodger Wiley of 225 Bamforth Road spoke in opposition.
- Sue and Bob Bonan of 137 Bamforth Road spoke in opposition.
- The following individuals emailed in opposition: Kamila Plona, of 245 Bamforth Road, Susan Bonan of 137 Bamforth Road and Rodger Wiley of 225 Bamforth Road.
- Discussion ensued.
- Wes Shorts made a motion to close the Public Hearing at 8:52 PM.

Iris Mullan made a motion to deny the application because I am pretty familiar with wood working manufacturing and I know how much saw dust it will cause and noise the wood working

machine will make. Also, the saw dust you have to have some certain size of the saw dust collection machine outside to ventilate the whole thing. It is very noisy and very dusty and it shouldn't be in a residential area. Motion failed for lack of 2nd.

Wes Shorts moved that the Planning and Zoning Commission Approve PZ-2020-02, a special permit for a woodturning home-based business at 181 Bamforth Road., 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 follow conditions. 1. The home-based business is limited to an area of 750 contiguous square feet. 2. The home-based business is limited to 5 material deliveries per year. 3. The home-based business is limited to 3 customers per week, by appointment only. 4. No wood finishing products shall be used on the property. 5. The home-based business is subject to the general improvement plan dated July 30, 2019 and the architectural plans dated August 30, 2019, revised October 3, 2019. Joseph Miller seconded and the motion carried with 6 in favor and 1 opposed, Iris Mullan.

5. Other Business/Discussion

None.

6. 8-24 Referrals, if any

None.

7. Communications sent

None.

8. Adjournment

Wes Shorts made a motion to adjourn the meeting at 9:00PM. Susan Reudgen seconded and the motion carried unanimously.

Respectfully submitted



Cassandra Santoro,
Recording Secretary