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TOWN OF VERNON
Planning & Zoning Commission (PZC)

Thursday, March 5, 2020, 7:30 PM

Town Hall
14 Park Place, 3rd Floor
Council Chambers
Vernon, CT

DRAFT MINUTES

1. Call to Order & Roll Call by Roland Klee, Chairman at 7:30 PM.
 - Regular members present: Roland Klee, Mike Mitchell, Wes Shorts, Jesse Schoolnik, and Iris Mullan
 - Alternate Member: Robin Lockwood sitting for Susan Reudgen
 - Absent Members: Joseph Miller, Susan Reudgen and Gloria Townsend
 - Staff present: George McGregor, Town Planner, Shaun Gately, Economic Development Coordinator
 - 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 submitted. Wes Shorts seconded and the motion carried unanimously.

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

None

 - 2.3 Approval of the Minutes from the February 20, 2020 meeting

Mike Mitchell made a motion to approve the minutes from February 20, 2020 as submitted. Jesse Schoolnik seconded and the motion carried unanimously.

3. New Application(s) for receipt, if any
 - 3.1 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).

George McGregor, Town Planner, recommended a hearing date of March 19, 2020. Roland Klee made a motion to accept the date. Wes Shorts seconded and the motion carried unanimously.

- 3.2 Application [PZ-2020-03] of Santini Real Estate Trust for a Zone Change from R-22 to Comprehensive Multi-Family Dwelling Zone, a Preliminary Plan of Development, and a Special Permit for Excavation, in order to develop 56 multi-family units on approximately 6 acres. Parcels included in the application include 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).

Wes Shorts made a motion to accept the date of April 2, 2020 for hearing. Robin Lockwood seconded and the motion carried unanimously.

4. Public Hearing and Action on Application(s), if any

None

5. Other Business/Discussion

- 5.1 Consideration of a Settlement Agreement related to **206 Talcottville Road**. Note: The Planning and Zoning Commission may enter into Executive Session pursuant to CGS 1-200 (6) (B), to discuss pending litigation.

Roland Klee, Chairman, made a motion that the Planning and Zoning Commission enter into Executive Session pursuant to CGS 1-200 (6) (B), to discuss pending litigation. The Commission invites Mr. Spadaccini, Mr. McGregor and Mr. Gately to join the Executive Session. Wes Shorts seconded and the motion carried unanimously.

Discussion ensued in said location.

Commission returned.

Mike Mitchell made a motion to come out of Executive Session. Robin Lockwood seconded and the motion carried unanimously

Roland Klee, Chairman. MOVED that the Vernon Planning & Zoning Commission does hereby APPROVE the Settlement Agreement and Mutual Release (the "Settlement Agreement") between James Boyajian, JBP, LLC, Jagdev Toor, and the Planning and Zoning Commission for the Town of Vernon, and authorize the Town Administrator to sign all documents thereto.

This approval is granted because the PZC finds that this Settlement Agreement asserts that the PZC acted appropriately in its approval of a special permit at 206 Talcotville Rd. and enters into this agreement for the purposes of reducing its expenses and avoiding the inherent risk of litigation.

Iris Mullan seconded and the motion carried unanimously.