

Posted 6/25/20
KD

RECEIVED
VERNON TOWN CLERK
20 JUN 25 PM 12:20

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Virtual Meeting Notice
Thursday, July 2, 2020, 7:30 PM

Join Zoom Meeting
<https://us02web.zoom.us/j/88140820595?pwd=cUswbjEvU1lFVGE3REw1aVBieVpPUT09>

Meeting ID: 881 4082 0595
Web Link Password: 1XgU4R

Dial In:
646 876 9923
Meeting ID: 881 4082 0595
Dial-In Password: 087220

AGENDA

1. Call to Order & Roll Call by Roland Klee, Chairman
2. Administrative Actions/Requests
 - 2.1 Amendment/Adoption of Agenda - Additional business to be considered under agenda item #5 "Other Business" requires Commission vote
 - 2.2 Approval of the Minutes from the June 18, 2020 meeting
 - 2.3 Communications received NOT related to Agenda items, if any
3. New Application(s) for receipt, if any:
4. Public Hearing and Action on Application
 - 4.1 Application [PZ-2020-01] of Jagdev Toor for a Special Permit pursuant to Section 4.9.4.11 and 17.1.1 for the sale of alcohol at 212 Talcottville Rd. (Assessor's ID: Map 10, Block 15R, Parcel 38).
5. 8-24 Referrals
6. Other Business/Discussion
 - 6.1 PZC 2013-09, 355, 359, 361 Kelly Rd. Site Plan and Special Permits for Hotel: Extension Request
7. Adjournment

Roland Klee, Chairman
Planning & Zoning Commission

DRAFT MINUTES

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Meeting Notice
Thursday, June 18, 2020, 7:30 PM

VIA Zoom Meeting

DRAFT 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 and Jesse Schoolnik
 - Alternate Member: Robin Lockwood sitting for Wes Shorts
 - Absent Members: Susan Reudgen and Wes Shorts
 - 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. Jesse Schoolnik seconded and the motion carried unanimously.

 - 2.2 Approval of the Minutes from the June 4, 2020 meeting

Robin Lockwood made a motion to APPROVE the minutes. Joseph Miller 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:

3.1 PZ 2020-08 St. Bernard's Church requests 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's 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).

George McGregor, Town Planner, recommended a hearing date of July 16, 2020. Mike Mitchell made a motion to accept the date. Jesse Schoolnik seconded and the motion carried unanimously.

4. Public Hearing and Action on Application

NONE

5. 8-24 Referrals

NONE

6. Other Business/Discussion

6.1 Plan of Conservation & Development Update

George McGregor, Town Planner gave an update on the Plan of Conservation & Development. Discussion ensued.

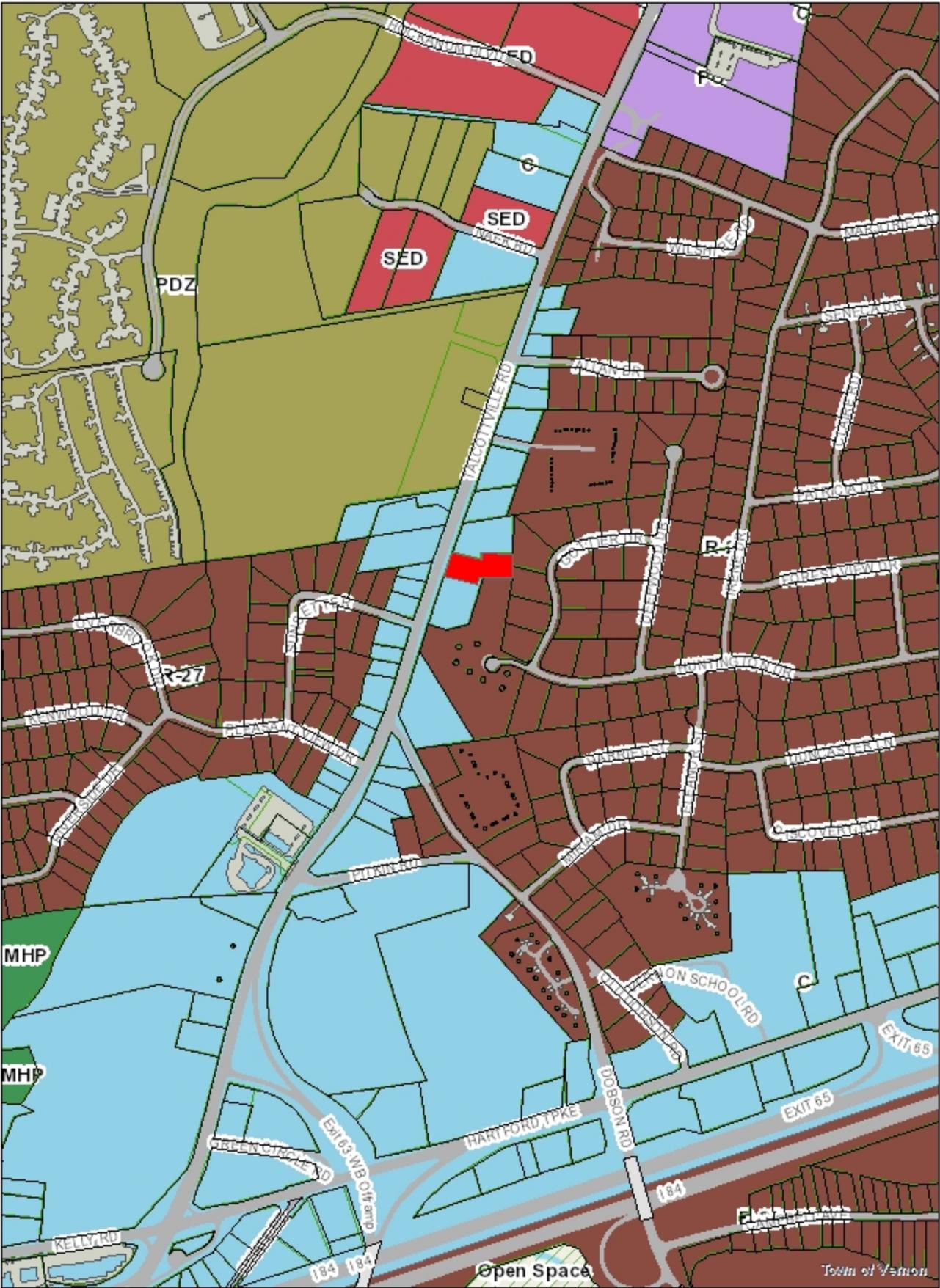
7. Adjournment

Robin Lockwood made a motion to adjourn at 7:43 PM. Joseph Miller seconded and the motion carried unanimously.

Jill Rocco
Recording Secretary

APPLICATION

PZ 2020-01 212 Talcottville Rd, Location and Zoning



February ⁷~~12~~, 2020

Via Hand Delivery

Vernon Planning and Zoning Commission
c/o George McGregor, Town Planner
55 West Main Street
Vernon, CT 06066

Re: Special Permit – 212 Talcottville Road

Dear Mr. McGregor:

Enclosed herewith please find an application for a Special Permit for the Sale of Alcohol for property located at 212 Talcottville Road, Vernon (the "Property"). The Property is owned by Susan A. Locke and she has consented to the filing of this application by the Applicant, Jagdev Toor (see attached letter). The Applicant holds an interest in the Property by virtue of a certain Purchase and Sale Agreement.

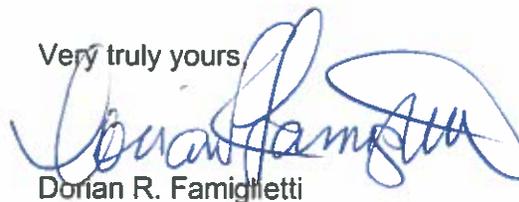
Also enclosed are the following:

- (1) A copy of the legal description of the Property;
- (2) A list of abutting property owners within 200 feet of the Property, including mailing labels;
- (3) A brief narrative of the application; and
- (4) A check in the amount of \$274.00 representing the application fee (\$200 plus \$60 state fee plus \$14 abutters notice fee).

Please review this application and the enclosed information and should you have any questions or need additional information, please advise. It is my understanding that the Commission will receive this application at its next regularly scheduled meeting on February 20, 2020 and schedule it for a public hearing on March 19, 2020. The applicant and I will be in attendance at the public hearing to make a full presentation at that time.

Thank you for your attention to this matter.

Very truly yours,



Dorian R. Famiglietti

Enclosures

cc: Jagdev Toor (w/enc)

TOWN OF VERNON PLANNING & ZONING COMMISSION (PZC)

APPLICATION

This form is to be used to apply to the Vernon Planning & Zoning Commission (PZC) for a change of zoning district, amendment of the Zoning Regulations, Site Plan of Development (POD), Special Permit(s), amendment of the Subdivision Regulations, and/or approval of a (re) subdivision, or DMV location approval. Provide all the information requested.

The applicant must be the property owner, the property owner's agent, the Town of Vernon, or someone with a direct financial interest in the subject property; said interest shall be explained and written permission for this application must be obtained from the property owner and submitted with this application if the applicant is not the property owner (ZR Section 2.3).

The list of approvals and the references to sections of the Regulations are for informational purposes only to assist with preparation of the PZC application and are not a definitive statement of the sole requirements that may apply to a specific project.

The applicant understands that the application is complete only when all information and documents required by the PZC have been submitted and, further, that any approval by the PZC relies upon complete and accurate information being provided by the applicant. Incorrect information provided by the applicant may make the approval invalid. The PZC may require additional information to be provided by the applicant in the course of reviewing the application and during the monitoring of the project.

Provide all the information requested:

I. APPLICANT:

Name: Jagdev Toor

Title: _____

Company: _____

Address: 36 Carninal Way

South Windsor, CT 06074

Telephone: 860-965-9579

Fax: _____

E-mail _____

II. PROPERTY OWNER (S):

Name: Susan A. Locke

Title: _____

Company: _____

Address: 510 Buckley Highway

Union, CT 06076

Telephone: _____ Fax _____

E-mail: _____

RECEIVED

FEB 07 2020

TOWN PLANNERS OFFICE

III. PROPERTY

Address: 212 Talcottville Road

Assessor's ID Code: Map # 10 Block # 15R Lot/Parcel # 38

Land Record Reference to Deed Description: Volume: 2475 Page 50

Does this site contain a watercourse and/or wetlands? (See the Inland Wetlands Map and IWR Section 2.14, 2.15, 2.23, 2.24, 3.11; 4)

No Yes

No work will be done in regulated area
 Work will be done in the regulated area

IWC application has been submitted
 IWC application has not been submitted

Zoning District Commercial

Is this property located within five hundred (500) feet of a municipal boundary?

No
 Yes:

- Bolton
- Coventry
- Ellington
- Manchester
- South Windsor
- Tolland

Check if Historic Status Applies:

Located in historic district:

- Rockville
- Talcottville

Individual historic property

IV. PROJECT

Project Name: 212 Talcottville Road - Liquor Store

Project Contact Person:

Name: Dorian R. Famiglietti

Title: Attorney for Applicant

Company: Kahan, Kerensky & Capossela, LLP

Address: 45 Hartford Tnpk

Vernon, CT 06066

Telephone: 860-646-1974 Fax: 860-647-8302

E-mail: dfamiglietti@kkc-law.com

V. PZC APPLICATION PROJECT SUMMARY

Describe the project briefly in regard to the purpose of the project and the activities that will occur. Attach to this application a complete and detailed description with maps and documentation as required by the "Town of Vernon Zoning Regulations" and "Town of Vernon Subdivision Regulations".

Purpose: Special Permit for Sale of Alcohol

General Activities: Special Permit for use only; no site
improvements - See attached narrative

VI. APPROVAL (S) REQUESTED

Subdivision or Resubdivision

- Subdivision (Sub. Sec. 4, 5, 6)
- Resubdivision (Sub. Sec. 4, 5, 6)
- Minor modification of subdivision or resubdivision (Sub. Sec. 4.6)
- Town acceptance of a road (Sub. Sec. 6.5-6.8 & 9)
- Amendment of Subdivision Regulations (Sub. Sec. II)

See Subdivision Regulations Sec. 4 for application fee schedules.

Soil Erosion and Sediment Control Plan (ESCP) (ZR Sec. 2.117; 18) (Sub. 6.14)

Site Plan of Development (POD) (ZR Sec. 14)

- POD approval (ZR Sec. 14.1.1.1; 14.1.2)
- Modification of an approved POD (ZR Sec. 14.1.1.1)
- Minor modification of a site POD (ZR Sec. 14.1.1.2)

Special Permit(s) (ZR Section 17.3)

- Special Permit in an aquifer area (ZR Sec. 2.4; 2.5; 2.119; 20)
- Special Permit for excavation (ZR Sec. 2.52; 2.79; 15)
- Special Permit for use in a district (ZR Sec. 1.2 & 4)
- Special Permit for lot coverage (ZR Sec. 1.2; 2.61; 2.68; 4)
- Special Permit for signs (ZR Sec. 1.2; 2.106-115; 4; 16; 21.7)
- Special Permit for parking (ZR Sec. 4; 12; 21.4)
- Special Permit for elderly housing (ZR Sec. 2.60; 17.4)
- Special Permit for Bed & Breakfast (B & B) (ZR Sec. 2.9; 17.3.4)
- Special Permit for serving alcohol (ZR Sec. 2.103, 17.1)
- Special Permit for massage (ZR Sec. 2.76-78; 4)
- Special Permit for telecommunications (ZR Sec. 2.21; 3.23 & 23)
- Special Permit for dumps and/or incinerators (ZR Section 8)

____ Other Special Permit(s). Cite ZR Section and describe activity:

____ Special Permit modifications (ZR Sec. 17.3.2.2). Cite ZR Section and describe activity.

____ **Zoning:**

____ Site specific change of zoning district and map (ZR Sec. 1.2; 1.3; 4)

____ Amendment of Zoning Regulations (Sec. 1.2; 1.3; 4)

____ Site specific change to the Aquifer Protection Overlay Zone Map (ZR Sec. 20.3.2)

See Zoning Regulations Section 22 for application fee schedules.

____ Dealer or Repairer License (location approval for DMV)

Per Connecticut General Statutes (CGS) Section 8-26: If an application submitted to the Planning & Zoning Commission (PZC) involves any activity or area regulated under the wetlands statutes, an application for this activity must be filed with the Inland Wetlands Commission (IWC) on or before the day the Planning & Zoning Commission (PZC) application is filed by the applicant. (TWR Sec. 3.11)

Per CGS Sec. 8-31: If the proposed activity is to take place within a watershed of a Water company, the applicant is required to file a copy of the application with the Water Company via certified mail within seven (7) days of the date of the application. (TWR Sec. 4.3.6).

The applicant, undersigned, has reviewed the "Town of Vernon Planning and Zoning Regulations and Inland Wetlands and Watercourses Regulations" and has prepared this application with complete and accurate information:

Property Owner, Applicant, or Applicant's Agent:



Signature
Jagden TOW

Signature

02-06-2020

Date

Date

TO BE FILLED IN BY THE PLANNING DEPARTMENT

Date Application Submitted 2/7/2020
Date Application Received by Commission 2/20/2020
PZC File: pz-2020-01

February 5, 2020

Vernon Planning and Zoning Commission
55 West Main Street
Vernon, CT 06066

Re: 212 Talcottville Road, Vernon

To Whom It May Concern:

Please be advised that the undersigned is the owner of land located at 212 Talcottville Road, Vernon, CT. In this regard, please take this letter as my consent to allow Jagdev Toor to file an application with the Vernon Planning and Zoning Commission for a special permit to allow the sale of alcoholic beverages upon the property.

If you have any questions, please do not hesitate to contact me.

Sincerely,


Susan A. Locke

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

WHEN RECORDED RETURN TO:
American Legal Services LLC
212 Talcottville Road
Vernon, Connecticut, 06066

CONVEYANCE TAX RECEIVED
STATE \$.00
TOWN \$.00
Bernice K. Dixon
TOWN CLERK OF VERNON

QUIT CLAIM DEED

THE GRANTOR(S),

- Brian W. Prucker, a single person,

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration conveys, releases and quit claims to the GRANTEE(S):

- Susan A Locke, 510 Buckley Highway, Union, Tolland County County, Connecticut, 06076,

the following described real estate, situated in the County of Tolland County, State of Connecticut:

(legal description): Two certain pieces or parcels of land, together with all buildings and improvements thereon, situated in the Town of Vernon, County of Tolland and State of Connecticut, and being more particularly bounded and described as follows, to wit:

FIRST PIECE:

That certain lot of land, together with all buildings and improvements thereon, situated in said Vernon, known as 212 Talcottville Road and bounded and described as follows, to wit:

NORTHERLY: by the State Highway running from Talcottville to Rockville past Lyman's;

Easterly: by land to be owned by one Floto;

SOUTHERLY AND WESTERLY: by land now or formerly of Edward Plumridge now said to be owned by one Pomerleau and wife.

The frontage on said State Highway is 128 feet, more or less. The Easterly and Westerly lines are at right angles to said State Highway.

SECOND PIECE:

A certain track of land, together with all buildings and improvements thereon, situated in said Town of Vernon, known as 214 Talcottville Road, and more fully bounded and described as follows:

Beginning at a point in the northeasterly corner of land recently conveyed by William Stephenson and the northwesterly corner of the land herein described, thence running southerly along land of said Stephenson and land now or formerly of the grantors, a distance of three hundred (300) feet to a point; thence running easterly along other land now or formerly of Alfred H. Ludwig and Dorothy E. Ludwig, a distance of one hundred and fifty (150) feet to a point; thence running northerly along other land now or formerly of Alfred H. Ludwig and Dorothy E. Ludwig in a line nearly parallel with the westerly boundary first described, a distance of three hundred (300) feet, more or less, to a point in land formerly of the heirs of H.S. Lyman thence running westerly along said Lyman land to a point of beginning, being the two pieces described in a quit claim deed from Gertrude A. Cowles to Harold E. Cowles and Gertude A. Cowles dated June 1, 1964, and recorded in Vernon Land Records in Volume 143, pages 552-553, to which refernce is hereby made.

Grantor grants, all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: 10-015R-00038

Grantor Signatures:

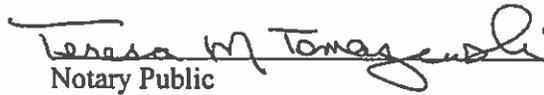
DATED: October 14, 2016



Brian W. Prucker

American Loyal Sons LLC member
212 Tolcoteville Rd Weymouth CT 06666

STATE OF Connecticut, COUNTY OF Tolland, ss:


Notary Public

Notary
Title (and Rank)

My commission expires 10/31/2018

TERESA M. TOMASZEWSKI
NOTARY PUBLIC
MY COMMISSION EXPIRES OCT. 31, 2018



RECORDED IN
VERNON LAND RECORDS
Bernice K. Dixon
VERNON TOWN CLERK
ON Oct 14, 2016 AT 10:18A

ABUTTERS - 200 FEET

10-015R-00043
CHANG MYRA M &
CHANG ERIC & BETTY
15 GOTTIER DR
VERNON CT 06066

10-015R-00045
LETENDRE ROBERT P JR & ANN C
29 GOTTIER DR
VERNON CT 06066-4604

03-0004-00014
CHIROPRACTIC CENTER OF VERNON LLC
201 TALCOTTVILLE RD
VERNON CT 06066

10-015R-00046
MUZSI IREN
33 GOTTIER DR
VERNON CT 06066

10-015R-00037
KWOK LEUNG CHING & ZHENG LI
543 CLARK ST
SOUTH WINDSOR CT 06074

03-0004-00010
TEDESCHI PROPERTIES LLC
PO BOX 508
VERNON CT 06066

10-015R-00037
KWOK LEUNG CHING & ZHENG LI
543 CLARK ST
SOUTH WINDSOR CT 06074

10-015R-0040F
TALCOTTVILLE ROAD LLC
C/O GORINS FURNITURE
49 NEW LONDON TPKE
NORWICH CT 06360-2314

03-0004-00013
ADAMS POLISH FOOD LLC
205 TALCOTTVILLE RD
VERNON CT 06066-4616

~~10-015R-00401~~
Courtside Condominium
Association, Inc.
242 Talcottville Road
Vernon, CT 06066

10-015R-00044
CARUSO PATRICK A & PATRICIA L
21 GOTTIER DR
VERNON CT 06066

03-0004-00012
LY AN V
209 TALCOTTVILLE RD
VERNON CT 06066

10-015R-00038
LOCKE SUSAN A
510 BUCKLEY HWY
UNION CT 06076

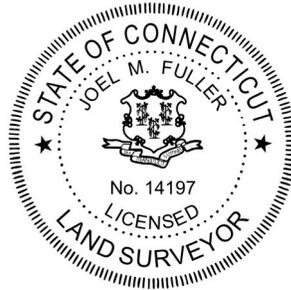
] subject
property

03-0004-00011
VERNON PROFESSIONAL PARK
219 TALCOTTVILLE RD
VERNON CT 06066-4637

10-015R-00039
218 TALCOTT LLC
218 TALCOTTVILLE RD
VERNON CT 06066

JOEL M. FULLER
LICENSED LAND SURVEYOR

191 JONES HOLLOW ROAD
MARLBOROUGH, CONNECTICUT 06447
86-670-1800



02/19/20

DOOR TO DOOR DISTANCES OF PACKAGE STORES
ALL DISTANCES FROM PROPOSED PACKAGE STORE @ #212 TALCOTTVILLE
ROAD.

NEW STORE

212 TALCOTTVILLE RD. TO VERNON CIRCLE PACKAGE STORE = 3,336 FEET.

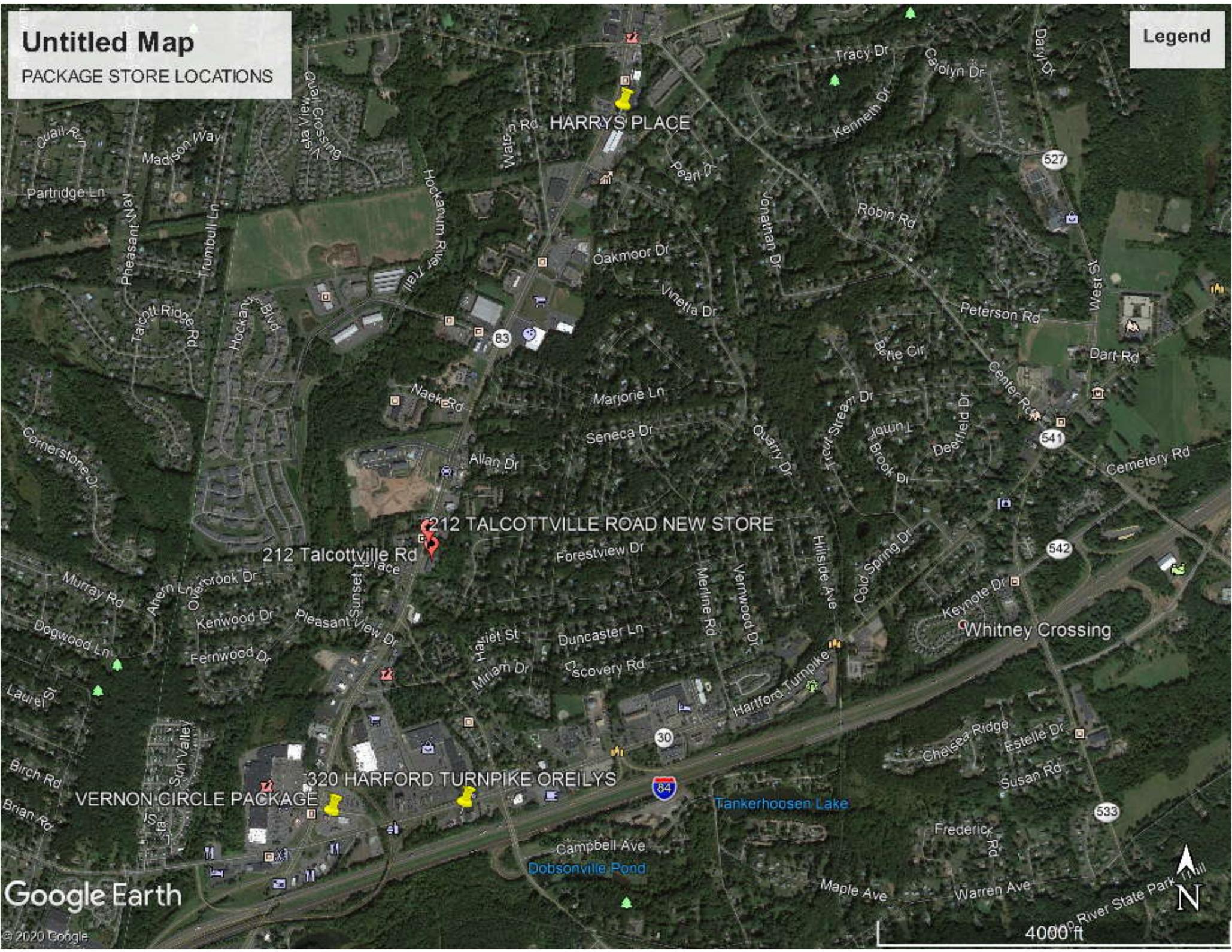
212 TALCOTTVILLE RD. TO O'RILLEYS PACKAGE STORE= 3,036 FEET.

212 TALCOTTVILLE RD. TO HARRYS PLACE PACKAGE STORE = 5,395 FEET.

Untitled Map

PACKAGE STORE LOCATIONS

Legend



Google Earth

© 2020 Google

4000 ft



June 17, 2020

Vernon Planning and Zoning Commission
c/o Planning Department
55 West Main Street
Vernon, CT 06066

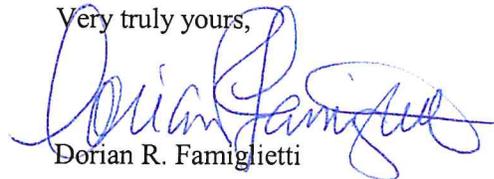
Re: Special Permit Application of Jagdev Toor – 212 Talcottville Road

To whom it may concern:

The purpose of this letter is to extend the deadline for opening the public hearing on the above referenced application until July 2, 2020. As such, the applicant grants an additional extension of 14 days to the statutory time period within which to commence the public hearing on this application. As you know, prior extensions of 54 days were previously granted; therefore, the total extension granted to date is 68 days. Although the applicant has exhausted the statutorily authorized 65 days of extension time, as you are aware, the Governor has authorized an additional 90 days of extension time, per Executive Order 7I.

If you have any questions, please do not hesitate to contact me. Thank you.

Very truly yours,



Dorian R. Famiglietti

cc: Jagdev Toor



TOWN OF VERNON

14 PARK PLACE, VERNON, CT 06066
(860) 870-3640
gmcgregor@vernon-ct.gov

PLANNING
DEPARTMENT

MEMORANDUM

TO: Planning and Zoning Commission

FROM: George K. McGregor, Town Planner

SUBJECT: PZ-2020-01, 212 Talcottville Rd. Special Permit for a Liquor Store

DATE: July 2, 2020

Request and Background

Jagdev Toor (“Applicant”) requests a Special Permit in order to allow the sale of alcohol at 212 Talcottville Rd. (Assessor ID: Map 10, Block 15 R, Parcel 38). The property is zoned Commercial. Pursuant to Section 4.8.4.11, selling or serving alcohol is permitted upon Special



212 Talcottville Rd (June 22, 2020)

Permit review and approval and upon a finding that the applicable standards of Section 17 are met.

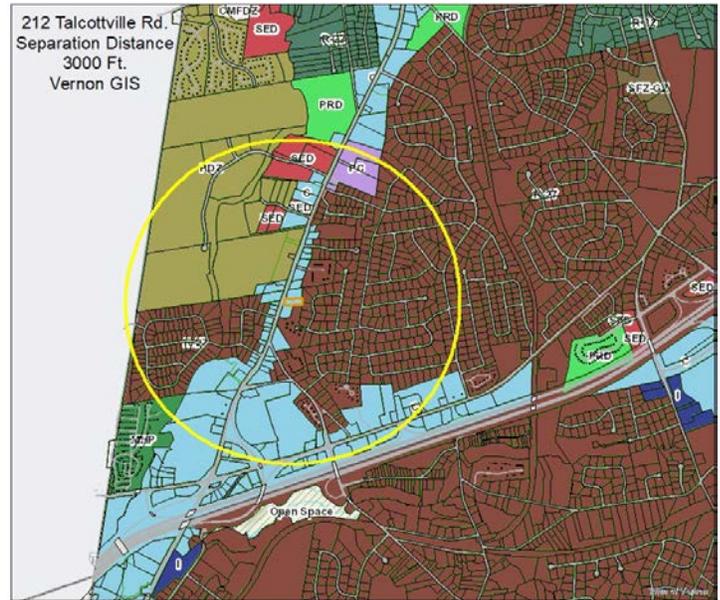
The Applicant plans on using the existing 2,042+-sq. ft. retail/commercial space to operate a liquor store; no additional site improvements are anticipated.

In 2018, the Applicant received a special permit (PZ 2018-07) for the sale of alcohol at **206 Talcottville Rd.** This decision (and a decision by the Zoning Board of Appeals) was challenged and litigation has endured during the two preceding years. A settlement between the parties has been reached; the Applicant has abandoned the pursuit of the permit at 206 Talcottville in lieu of the 212 address.

Special Permit Review

First and foremost, Section 17 sets forth specific separating distance requirements for sellers and servers of alcohol. Alcohol sellers must be separated from each other by a distance of 3,000 feet, measured in a front “door to door” manner. In addition, sellers must be separated from public institutions and public schools by 1,000 and 2,000 feet, respectively.

The applicant has submitted a Surveyor’s Certification¹ and map showing that, for the three identifiable liquor stores (sellers of alcohol) in the area, the proposed location at 212 Talcottville meets and exceeds the required separating distance. The Vernon GIS data (map right) supports this conclusion.



Furthermore, in order to approve a special permit, the Commission must find that the applicant meets the relevant general special permit criteria of Section 17.3.1, specifically:

- 17.3.1.1 It shall not create a hazardous condition relative to public health and safety;
- 17.3.1.2 It shall be compatible with neighboring uses;
- 17.3.1.3 It shall not create a nuisance;
- 17.3.1.4 It shall not hinder the future sound development of the community;
- 17.3.1.5 It shall conform to all applicable sections of this ordinance;

Analysis and Recommendation

This application was circulated to all relevant Staff referral agents for comment; there are no identified outstanding issues at this time.

Town Staff have reviewed the site and finds that the request generally meets the special permit criteria established in 17.3.1. We find it also meets the separation criteria found in 17.1.2.

The proposed location, in the Commercial Zoning District, is appropriate for this retail use.

Note: PZ 2020-01 has been extended by Applicant letter until July 2, 2020.

¹ Attached to Applicant’s Application Submission

Draft Motions

A. I move that the Planning and Zoning Commission Approve PZ-2020-01, a special permit for the sale of alcohol at 212 Talcottville Rd., based upon a finding that the special permit is consistent with requirements of 17.3.1 and exceeds the distance separation requirement of Section 17.1.2.

OR

B. I move an alternate motion



AMERICAN LEGAL SERVICES LLC

MARCY'S HOUSE OF BEAUTY

FOR LEASE
(800) 965-9579

FINE AMERICAN GRUB
BY THE POUND

ROAD WORK AHEAD



STOP



TOWN OF VERNON

55 WEST MAIN ST., VERNON, CT 06066
Tel: (860) 870-3667
Fax: (860) 870-3683

OFFICE OF THE
TOWN PLANNER

APPLICATION REVIEW

TO: BUILDING OFFICIAL: STEVE PRATTSON
 ZONING ENFORCEMENT OFFICER: ANDY MARCHESE
 FIRE MARSHAL'S OFFICE: DAN WASILEWSKI
 HEALTH DEPARTMENT: BRIAN BIELAWIEC
 POLICE CHIEF: JAMES KENNY
 INLAND WETLANDS ENFORCEMENT OFFICER: CRAIG PERRY
 TOWN ENGINEER: DAVID SMITH

FROM: GEORGE K. MCGREGOR, AICP: TOWN PLANNER

DATE: 2/10/20

APPLICANT: Jagdev Toor

PROJECT: Application for Special Permit Use for the sale of alcoholic liquor
(package store)

LOCATION: 212 Talcottville Rd. (Map#10, Block #15R, Parcel #38)

FILE NUMBER: PZ-2020-01

The attached application has been submitted to the Planning & Zoning Commission and/or the Inland Wetlands Commission.

Please review the application and submit comments to me through the most available means by:
2/24/20.

Note: The project will be entered into Municipality when the system is available.

APPLICATION REVIEW COMMENTS

FROM: ZONING OFFICER - MARCHESI

TO: TOWN PLANNER, GEORGE MCGREGOR

DATE: 2-24-2020

APPLICANT: JAGDEV TOOR

PROJECT: SPECIAL PERMIT

LOCATION: 212 TALCOTTVILLE ROAD

FILE NUMBER: PZ-2020 01

My comments in regard to the application submitted to the Inland Wetlands Commission (IWC) and/or Planning & Zoning Commission (PZC) are:

NO COMMENT

COMMENTS ATTACHED

PLEASE NOTE THE FOLLOWING COMMENTS:

IT APPEARS THAT THE APPLICATION CONFORMS TO ZONING
REGULATION 17.1.2 3000 FEET SEPARATION DISTANCE FROM
SELLER TO SELLER FOR CURRENT ACTIVE LIQUOR STORES.

SIGNATURE: Audrey Marchese

DATE: 2-24-2020

OTHER BUSINESS



OFFICE OF THE
TOWN PLANNER

TOWN OF VERNON

55 West Main St., VERNON, CT 06066-3291
(860) 870-3640
gmcgregor@vernon-ct.gov

MEMORANDUM

TO: Planning and Zoning Commission

FROM: George K. McGregor, AICP, Town Planner

SUBJECT: PZC 2013-09 Time Extension Request for Special Permits and a Site Plan of Development (355, 359, 361 Kelly Rd.)

DATE: June 15, 2020

Request

Mr. Victor Antico has requested a second time extension to PZC 2013-09, Special Permits and a Site Plan of Development for a Hotel at 355, 359, 361 Kelly Rd (Assessor ID: Map 02, Block 0004, Parcels 00085, 00085, 00083). This permit was initially approved on July 18, 2013 for a period of five years. Then, in June of 2018, the approval was extended by the Commission for a two-year period until July 18, 2020.

Staff Comments

Connecticut General Statute 8-3(i) permits extensions up to ten years. Section 14.1.4 of the Vernon Zoning Regulations allows multiple extensions to Site Plans limited to a maximum of two-year terms. Ultimately, this application may be extended until July 18, 2023.

Staff has no objection to the request.

Draft Motions

MOVED, that the Vernon Planning & Zoning Commission does hereby EXTEND PZC 2013-09 for a two-year period, until July 18, 2022.

Holiday Inn Express
346 Kelly Road
Vernon, CT 06066
t: 860.648.2000
f: 860.648.9170
1.800.HOLIDAY
hiexpress.com/vernonct



VERNON

June 18, 2020

George McGregor

Town Planner

55 West Main Street, 2nd Floor

Vernon, CT 06066

Re: Extension of time for Victor Antico / Trust Hospitality Company, LLC for Site Plan of Development at 355, 359, & 361 Kelly Rd. **(PZ-2013-09)** approved July 18, 2013.

Dear Mr. McGregor:

I would like to request an extension of time for the above-mentioned application. My current extension expires on July 18, 2020. I would request that this extension follows the State statutes section CGS Sec. 8-3(i).

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Victor Antico', with a long horizontal line extending to the right.

Victor Antico

email: info@anticomanagement.com

Owned by Antico Enterprises Ltd. and operated by Antico Management Company LLC.