

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Virtual Meeting Notice
Thursday, September 3, 2020, 7:30 PM

RECEIVED
VERNON TOWN CLERK
20 SEP 21 AM 9:36

Via Zoom Meeting

APPROVED MINUTES

1. **Call to Order & Roll Call by Wes Shorts, Commissioner at 7:36 PM.**

- Regular members present: Roland Klee arrived at 7:44 PM, Mike Mitchell, Iris Mullan, Susan Reudgen Jesse Schoolnik and Wes Shorts
- Alternate Member: Robin Lockwood sitting for Joseph Miller
- Absent Members: Joseph Miller
- 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

Robin Lockwood made a motion to **ADOPT** the amended agenda. Mike Mitchell seconded and the motion carries unanimously.

- 2.2 Approval of the Minutes from the August 20, 2020 meeting

Robin Lockwood made a motion to **APPROVE** the minutes from August 20, 2020. Jesse Schoolnik seconded and the motion carries unanimously.

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

3.1 Application [**PZ-2020-10**] of APH Hairstylists (Alice and Allan House) for a Site Plan of Development and several Special Permits in order to renovate, remodel, and improve a hair salon location at 274 Talcottville Rd. (Assessor's ID: Map 10, Block 015K, Parcel 00028). The property is zoned Commercial.

George McGregor, Town Planner, recommended a hearing date of October 1st, 2020. Mike Mitchell made a motion to accept the date. Susan Reudgen seconded and the motion carries unanimously.

3.2 Application [**PZ-2020-11**] of CT Golf Land LLC (Steven LaMesa and Jerry Fornelli) for a modification to a Site Plan of Development and a series of Special Permits to modify and enhance a commercial recreation, family fun center located at 95 Hartford Turnpike (Assessor ID: Map 1, Block 158, Parcel 95). The property is zoned Commercial.

George McGregor, Town Planner, recommended a hearing date of October 1st, 2020. Robin Lockwood made a motion to accept the date. Mike Mitchell seconded and the motion carries unanimously.

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

4.1 Application [PZ-2020-09] of Johanna Serrata (Gi Gi's Fun Bounce dba Kidzone) for a Special Permit pursuant to Section 4.9.4.11 and 17.1.1 for the serving of alcohol at 234 Talcottville Rd. (Assessor's ID: Map 10, Block 15R, Parcel 40G).

- George McGregor, Town Planner, read the legal notice into the record.
- Legal notice was published in the Journal Inquirer on August 22, 2020 & August 29, 2020.
- George McGregor, Town Planner, read the details of the application and introduced Johanna Serrata, owner of Gi Gi's Fun Bounce dba Kidzone.
- Johanna Serrata spoke in regards to the application.
- Discussion ensued
- Roland Klee, chairman opened the floor to anyone in favor of the application, no one spoke.
- Ann Letendre, 29 Gottier Drive, spoke in opposition.
- Discussion ensued

Robin Lockwood made a motion to close the public hearing at 8:07 PM. Wes Shorts seconded and the motion carries unanimously.

Wes Shorts moved that the Planning and Zoning Commission Approve PZ-2020-09, a special permit for the serving of alcoholic beverages at 234 Talcottville Rd., based upon a finding that the special permit meets the relevant general special permit criteria of 17.3.1 and exceeds the distance separation requirement of Section 17.1.2. Susan Reudgen seconded and the motion carries with 2 nay votes from Commissioners Mike Mitchell and Iris Mullan and 5 yay votes from Commissioners Susan Reudgen, Jesse Schoolnik, Wes Shorts, Robin Lockwood, Roland Klee.

5. **Plan of Conservation and Development Update**

George McGregor, Town Planner gave a quick update from commissions and departments.

6. **Other Business/Discussion**

NONE

7. **Adjournment**

Wes Shorts moved for Adjournment at 8:12 PM. Mike Mitchell seconded and the motion carries unanimously.



Jill Rocco
Recording Secretary