

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Thursday, July 16, 2020, 7:30 PM

RECEIVED
VERNON TOWN CLERK
20 AUG -7 AM 10:30

VIA ZOOM MEETING

APPROVED MINUTES

1. Call to Order & Roll Call by Roland Klee, Chairman at 7:36 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 #5 "Other Business" requires Commission vote

Robin Lockwood made a motion to ADOPT the agenda. Wes Shorts seconded and the motion carried unanimously.

 - 2.2 Approval of the Minutes from the July 2, 2020 meeting

Mike Mitchell made a motion to APPROVE the minutes from July 2, 2020. Joseph Miller seconded and the motion carried unanimously.

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

NONE

4. **Plan of Conservation and Development (POCD)**
 - 4.1 Introduction and Briefing on the POCD Update (George McGregor-Town Planner and Rebecca Augur-Milone & MacBroom)
 - George McGregor, Town Planner, updated the commission on the commencement of the POCD and introduced Rebecca Auger of Milone & MacBrown, Inc.
 - Rebecca Auger spoke on the details of the project schedule. The project is in the data collection stage.
 - Roland Klee, asked if there were any questions. There were none.

5. **Public Hearing and Action on Application**
 - 5.1 **PZ 2020-08** St. Bernard 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 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).

- 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 the legal notice into the record.
- Legal notice was published in the Journal Inquirer on July 4, 2020 and July 11, 2020.
- Town Planner George McGregor explained the details of the application and introduced Glen Yeakel, AIA LEED AP, Lead Architect from Friar Architecture, 21 Talcott Notch Rd, Farmington, CT 06032.
- Glen Yeakel introduced Brian Kenny, Business Manager, Blessed Sacrament Parish, 25 Saint Bernard Terrace, Vernon, CT 06066.
- Brian Kenny gave a historical background of St. Bernard's Church and the reasons behind their application.
- Glen Yeakel spoke in detail in regards to the application.
- Herbert May, licensed Professional Engineer in CT, spoke in regards to the application
- Father Richard Ricard, Pastor of Blessed Sacraments Parish, spoke in regard to the application.
- Chairman Roland Klee asked for any questions.
- Discussion ensued
- George McGregor, Town Planner, spoke in regards to the application process to clarify to all participants
- Discussion ensued.
- Mary Conway, chair of the Pastoral Council at St. Bernard's Church, spoke in regards to the application.
- George McGregor, Town Planner, spoke in regards to the staff report and details of the application and each of the advisory commissions.
- Discussion ensued.
- Chairman Roland Klee OPENED the Public Hearing at 8:53 PM
- Steve Linton, 86 George Drive, spoke in favor of the application.
- Brian Motola, 103 Vernwood Drive, spoke in favor of the application.
- No one spoke in opposition.
- Discussion ensued.

Robin Lockwood MOVED that the Planning and Zoning Commission CONTINUE the public hearing for PZ-2020-08 at its regular scheduled meeting on August 20, 2020. Roland Klee seconded. The motion passed

with four yay votes from Commissioners Joseph Miller, Jesse Schoolnik, Robin Lockwood and Roland Klee and three nay votes from Commissioners Mike Mitchell, Iris Mullan and Wes Shorts.

6. **8-24 Referrals**

NONE

7. **Other Business/Discussion**

NONE

8. **Adjournment**

Wes Shorts made a motion to adjourn at 9:04 PM. Joseph Miller seconded and the motion carried unanimously.



Jill Rocco
Recording Secretary