

**TOWN OF VERNON**  
**Planning & Zoning Commission (PZC)**  
**Meeting Notice**  
**Thursday, October 21, 2021 7:30 PM**  
**Town Hall**  
**14 Park Place, 3<sup>rd</sup> Floor**  
**Council Chambers**  
**Vernon, CT**  
**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 #7 "Other Business" requires Commission vote
  - 2.2 Approval of the Minutes from the **October 7, 2021 PZC Meeting**
3. **New Application(s) for receipt, if any:**
  - 3.1 **PZ-2021-17, 20 Mountain St.** An Application of Sal Alhujaji for a Special Permit pursuant to Section 4.15.6 & 3.26 to allow Adaptive Reuse in the Historic District-Planned Neighborhood Development (PND) Zoning District for the purposes of appliance and other product storage at 20 Mountain St. (Tax ID: Map 41, Block 0113, Parcel 00015).
4. **Public Hearing(s) and Action on Applications**
  - 4.1 **PZ-2021-13** An Application of Hartford Therapeutic Massage and Wellness Center LLC, for a Special Permit to allow an **Independent Massage Therapy Practice and Commercial Education or Recreation (yoga and wellness et al.)** in the Commercial Zoning District, pursuant to Section 4.9.4.23 and 4.9.4.5 of the Zoning regulations, at 500 Talcottville Rd. (Tax Map 09-015T-0021C).
  - 4.2 **PZ-2021-15, 38 Oxbow Dr.** An application of Robert Coulombe for a Special Permit to allow a Home Business of Major-Type 2, pursuant to Section 4.3.4.8 of the Zoning Regulations, for laser engraving and woodworking at 38 Oxbow Rd. (Tax Map ID: Map, 26, Block 065B, Parcel 0010K), in the R-22 zoning district.
5. **8-24 Referrals, If any**
6. **Other Business/Discussion**
7. **Adjournment**

Roland Klee, Chairman  
Planning & Zoning Commission

# **DRAFT MINUTES**

**TOWN OF VERNON**  
**Planning & Zoning Commission (PZC)**  
**Thursday, October 7, 2021 7:30 PM**  
**Town Hall**  
**14 Park Place, 3<sup>rd</sup> Floor**  
**Council Chambers**  
**Vernon, CT**

Draft Minutes

1. **Call to Order & Roll Call by Roland Klee, Chairman at 7:31 PM**

- Regular members present: Roland Klee, Robin Lockwood, Mike Mitchell, Iris Mullan, Susan Reudgen and Jesse Schoolnik
- Alternate Member: Carl Bard sitting for Joseph Miller and Mike Baum
- Absent Members: Joseph Miller
- Staff present: George McGregor, Town Planner and Shaun Gately, EDC
- Recording secretary: Jill Rocco

2. **Administrative Actions/Requests**

- 2.1 Amendment/Adoption of Agenda - Additional business to be considered under agenda item #7 "Other Business" requires Commission vote

Robin Lockwood **Moved** to **ADOPT** the agenda as is. Susan Reudgen seconded and the motion carried unanimously.

- 2.2 Approval of the Minutes from the **September 14, 2021 PZC Special Meeting**

Jesse Schoolnik **Moved** to **APPROVE** the minutes from September 14, 2021. Susan Reudgen seconded and the motion carried with Mike Mitchell and Iris Mullan abstaining.

- 2.3 Approval of the Minutes from the **September 16, 2021 PZC Meeting**

Robin Lockwood **Moved** to **APPROVE** the minutes from September 16, 2021. Mike Mitchell seconded and the motion carried unanimously.

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

- 3.1 **PZ-2021-15 38 Oxbow Dr.** An application of Robert Coulombe for a Special Permit to allow a Home Business of Major-Type 2, pursuant to Section 4.3.4.8 of the Zoning Regulations, for laser engraving and woodworking at 38 Oxbow Rd. (Tax Map ID: Map, 26, Block 065B, Parcel 0010K), in the R-22 zoning district.

Town Planner, George McGregor recommended a hearing date of October 21, 2021.

Robin Lockwood **Moved** to **RECEIVE** application PZ 2021-15 an Application of Robert Coulombe for Special Permit at the October 21, 2021 meeting. Susan Reudgen seconded and the motion carried unanimously and place it on the October 21, 2021 agenda for public hearing.

- 3.2 **PZ-2021-16 369 Talcottville Rd.** An Application of Habitat for Humanity North Central Connecticut for four (4) Special Permits in the Special Development Zone-Economic Development Zone (Zoning regulation Section 4.20.4.4-wholesale showroom; 4.20.4.7-professional office; 4.20.4.10-retail sales of products assembled or packaged; 4.20.4.11-general contracting establishments) at 369 Talcottville Rd. (Tax Map ID: Map 04, Block 0004, Parcel 0006A).

Town Planner, George McGregor recommended a hearing date of November 4, 2021.

Susan Reudgen **MOVED** to **RECEIVE** application PZ 2021-16 an Application of Habitat for Humanity for (4) Special Permits at the November 4, 2021 meeting. Robin Lockwood seconded and the motion carried unanimously and place it on the November 4, 2021 agenda for public hearing.

#### 4. **Public Hearing(s) and Action on Applications**

- 4.1 **PZ-2021-10 330 Vernon Ave.** An application of Karamelahi Shafique for a Special Permit to allow a Home Business of Major-Type 2, pursuant to Section 4.3.4.8 of the Zoning Regulations, for a tax and accounting office at 330 Vernon Ave. (Tax Map ID: Map 26, Block 065B, Parcel 00029), in the R-22 zoning district.

- Town Planner George McGregor, read the public notice into record.
- Legal notice was published in the Journal Inquirer on September 25 2021 and October 2, 2021.
- Chairman Roland Klee read the rules for Public Hearings.
- Town Planner, George McGregor gave details in regards to the application.
- Karamelahi Shafique, owner, 330 Vernon Avenue, spoke in regards to the application.
- Commissioner Susan Reudgen asked a question.
- Applicant responded.
- Commissioner Jesse Schoolnik asked a question.
- Applicant responded.
- Commissioner Mike Mitchell asked a question.
- Applicant responded.
- Commissioner Bard commented.
- Applicant responded.
- Chairman Roland Klee opened the hearing for public comment at 7:45 PM.
- No one spoke in favor of.
- No one spoke in opposition.

Robin Lockwood **MOVED** to **CLOSE** the Public Hearing at 7:46. Susan Reudgen seconded and the motion carried unanimously.

Susan Reudgen **MOVED** that the Planning and Zoning Commission **APPROVE** PZ-2010-10, a special permit for tax and accounting services as a Type-2 home-based business at 330 Vernon Ave., 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 following conditions:

1. The business is limited to an area of 750 sq. ft.

2. Client activity is limited to: Monday-Friday from 9:00 a.m. to 6:00 p.m.
3. No more than one customer/client at a time.

Robin Lockwood seconded with the following additions:

4. That the business be allowed to be open weekends from January through April 15 for the busy part of tax season.
5. Client activity is limited to: Saturday and Sunday 9:00 a.m. to 6:00 p.m.

The motion carried unanimously.

5. **8-24 Referrals, If any**

**NONE**

6. **Other Business/Discussion**

6.1 **POCD**-Planning Commission Discussion re: identified topics from Public Hearing/Public Comment\*.

- Town Planner, George McGregor explained the issue matrix gathered from the Special Meeting on September 14, 2021 to the Commission, focusing on policy related revisions.
- Lengthy discussion ensued.

7. **Adjournment**

Susan Reudgen **MOVED** to **ADJOURN** at 9:17 PM. Jesse Schoolnik seconded and the motion carried unanimously.

Jill Rocco  
Recording Secretary

\*Note: The POCD Public Hearing was closed on September 14, 2021.

**APPLICATION**

**For Receipt**

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:****RECEIVED**

OCT 20 2021

TOWN PLANNERS OFFICE

Name: Sal Alhujaji  
 Title: Owner  
 Company: 20 Mountain St LLC  
 Address: 20 Mountain St  
Vernon, CT 06066  
 Telephone: 718-974-4641 Fax: \_\_\_\_\_  
 E-mail: NewYork806@hotmail.com

**II. PROPERTY OWNER (S):**

Name: Sal Alhujaji  
 Title: Owner  
 Company: 20 Mountain St LLC  
 Address: 20 Mountain St  
Vernon, CT 06066  
 Telephone: 718-974-4641 Fax: \_\_\_\_\_  
 E-mail: NewYork806@hotmail.com

### III. PROPERTY

Address: 20 Main St, Vernon CT 06066

Assessor's ID Code: Map # 41 Block # 00015 Lot/Parcel # 0113 00015

Land Record Reference to Deed Description: Volume 273 Page 254

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 PND

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: 20 Mountain St LLC

Project Contact Person:

Name: Sal Ahujasi

Title: Owner

Company: 20 Mountain St LLC

Address: 20 Mountain St Vernon, CT 06066

Telephone: 718-974-4641 Fax: \_\_\_\_\_

E-mail: NewYork806@hotmail.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: Storage

General Activities: Storage from appliances to  
Wholesale Products etc. Operation Hours 7AM-9PM

## 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) Adapt Revise
- ☐ 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:

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

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\_\_\_\_ **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. (IWR 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. (IWR 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:

Sa/ Alhuja  
Signature

10/12/2021  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

*TO BE FILLED IN BY THE PLANNING DEPARTMENT*

Date Application Submitted \_\_\_\_\_

Date Application Received by Commission \_\_\_\_\_

PZC File: \_\_\_\_\_

41011300015

RAMIC LLC

MOUNTAIN ST 20

Printed 02/02/2019

Card No. 1 of 1

RAMIC LLC  
C/O AMERICAN MOLDED PRODUCTS  
130 FRONT ST  
BRIDGEPORT, CT 06606  
CENSUS TRACT: 530100

Neighborhood Name  
12100  
General Commercial  
TAXING DISTRICT INFORMATION  
Jurisdiction Name  
Area  
Routing Number

Transfer of Ownership  
Owner  
L & B REALTY LLC  
KLEINMAN LEONARD &  
NA

Consideration Transfer Date Deed Book/Page Deed Type  
107500 11/20/2012 2254 287 W  
100000 06/11/1999 1208 298 Q  
0 01/01/1900 349 121

David Seiger  
860-533-9963  
860-654-1084  
ARADIS U.S. Inc

Site Description

Topography  
Public Utilities  
Water, Sewer, Gas, Electric  
Street or Road  
Paved  
Neighborhood  
Zoning:  
PND  
Legal Acres:  
1.1900

Assessment Year

2011

2016

2018

Reason for Change

2011 REVAL

2016 Reval

2018 ASMT

Market

L  
I  
T  
70% Assessed/Use  
L  
I  
T

82500  
327420  
409920  
57750  
229200  
286950

82500  
322780  
405280  
57750  
225950  
283700

82500  
322780  
405280  
57750  
225950  
283700

Valuation Record

Land Size

Land Type

Rating,  
Soil ID  
- or -  
Actual  
Frontage

Acreage  
- or -  
Effective  
Frontage

Square Feet  
- or -  
Effective  
Depth

Influence Factor



Physical Characteristics

Tax ID 41-0113-00015

Printed 02/02/2019

ROOFING  
Shingle  
Insulation

WALLS

Frame Yes B 1 Yes 2 U  
Guard Yes Yes Yes Yes

FRAMING

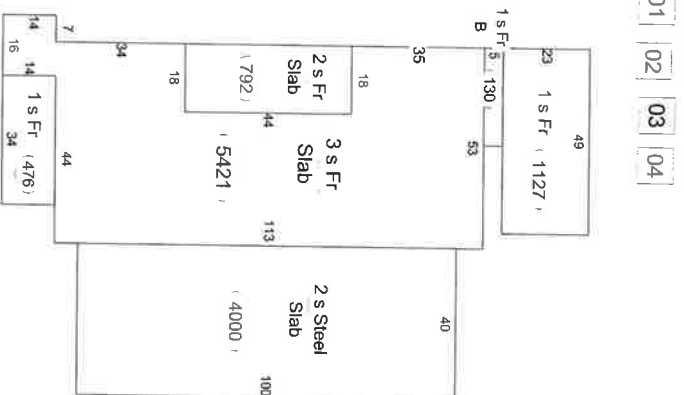
Wd Jst B 1 2 U  
130 7946 10213 5421

FINISH

UF SF FO FD  
B 130 0 0 0  
1 11946 0 0 0  
2 10213 0 0 0  
U 5421 0 0 0  
Total 27710 0 0 0

HEATING AND AIR CONDITIONING

Heat B 1 2 U  
130 11946 10213 5421  
Sprink 0 0 10213 0



Special Features

Description

Summary of Improvements

ID	USE	Story Height	Const Type	Grade	Year Cons	Eff Year	Cond	Size or Area
C	LMFG	0.00						
01	UTLISHED	0.00	1	Avg	1978	1980	AV	11946
02	LOADDOCK	3.50	6	Avg	1935	1935	AV	1024
03	UTLISHED	0.00	1	Avg	1945	1945	AV	19*
04	PAVING	0.00	85	Avg	1935	1935	AV	312
					1968	1968	AV	2800

*Abutters list for 20 Mt. St.*

41-0113-0015A  
REYNOLDS COLBY  
10 WEBSTER ST  
VERNON CT 06066

41-0113-00001  
BRODERICK REAL ESTATE LLC  
C/O CHERYL BRODERICK  
11 JUSTIN WAY  
TOLLAND CT 06084

40-0109-00011  
CANNING JOSHUA J & BOGRETTE BRIANA L  
25 MOUNTAIN ST  
VERNON CT 06066

41-0113-00015  
ALHUJAJIL SAL  
20 MOUNTAIN ST  
VERNON CT 06066

41-0115-00044  
CARABINE KENNETH M & STEWART KRISTAL  
26 LAWRENCE ST  
VERNON CT 06066-3327

41-0114-00022  
CRABTREE JOANNE M  
32 MOUNTAIN ST  
VERNON CT 06066

41-0113-00016  
VAZQUEZ RICHARD  
26 MOUNTAIN ST  
VERNON CT 06066

40-0109-00015  
ORLOWSKI EUGENE P & CAROL ANN  
15 MOUNTAIN ST  
VERNON CT 06066-3301

40-0109-00008  
DUMOND DEREK R & VANTASSELL BRYN J  
29 1/2 MOUNTAIN ST  
VERNON CT 06066

41-0113-00014  
HAMPTON JAIME  
14 MOUNTAIN ST  
VERNON CT 06066

40-0109-00009  
MILLER FRANK A & DIANA L  
29 MOUNTAIN ST  
VERNON CT 06066-3301

41-0115-0043B  
LINDBLOM JON A & ELLEN J  
22 LAWRENCE ST  
VERNON CT 06066-3327

41-0113-00003  
PFAU PATRICIA J  
17 LAWRENCE ST  
VERNON CT 06066-3308

40-0109-00012  
DONALDSON CHRISTOPHER DAMIEN  
23 MOUNTAIN ST  
VERNON CT 06066-3301

41-0115-00041  
ROMAN MICHAEL A & JAMES D  
8 FOX MEADOW LN  
SOUTH WINDSOR CT 06074

41-0113-00006  
JONES GENERIO TRAVIS & SANDRA GARCIA  
11 LAWRENCE ST  
VERNON CT 06066-3308

41-0114-00020  
DEANE MARY Y & ROBERT C  
9 WEBSTER ST  
VERNON CT 06066-3320

41-0115-00042  
EGERMAN DEREK J  
16 LAWRENCE ST  
VERNON CT 06066

41-0113-00013  
WALACH WILLIAM A  
12 MOUNTAIN ST  
VERNON CT 06066-3310

41-0114-00021  
PETRUCCELLI BUILDERS INC  
81 WILDWOOD RD  
MERIDEN CT 06450

40-0109-00016  
SCHINDLER NEAL J  
13 MOUNTAIN ST  
VERNON CT 06066

41-0113-00005  
STANKEVICIUTE DAIVA  
13 LAWRENCE ST  
VERNON CT 06066

40-0109-00010  
SOLIS CESAR  
51 DOBSON RD  
VERNON CT 06066

40-0109-00014  
HAUSER BARRY L & LINDA L  
17 MOUNTAIN ST  
VERNON CT 06066-3301

41-0113-00004  
CARMICHEAL ALEXIS  
15 LAWRENCE ST  
VERNON CT 06066

41-0114-0018A  
RICHARDS MATTHEW M & MINDY J  
21 WEBSTER ST  
VERNON CT 06066

40-0109-00013  
EKSTEIN AURORA L  
19 MOUNTAIN ST  
VERNON CT 06066-3301

41-0113-00002  
LY HON V & HUONG THI-NGOC  
14 WEBSTER ST  
VERNON CT 06066-3321

41-0114-00019  
WAGNER THANE E & GUILIANNA  
11 WEBSTER ST  
VERNON CT 06066-3320

41-0115-0043A  
SMITH BOBBY & BURNS-SMITH CARRIE A  
20 LAWRENCE ST  
VERNON CT 06066

# **APPLICATION**

**1**





**TOWN OF VERNON PLANNING & ZONING COMMISSION (PZC)**  
**APPLICATION**

(Revised March 2021)

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.

**APPLICANT (S)**

NAME: Tia L. Woods & Tiana B. Allman  
COMPANY: Hartford Therapeutic Massage and Wellness Center LLC  
ADDRESS: 56 Arbor St Suite 409 Hartford, Ct 06106  
TELEPHONE: 860-983-1430 E-MAIL: info@hartfordtherapeuticmassage.com

**PROPERTY OWNER (S)**

NAME: New 500 East LLC c/o Rick Konon  
ADDRESS: 44 Caisson Road, Colchester, CT 06415-2100  
TELEPHONE: 860 537-8844 EMAIL: r-kon@sbcglobal.net

If the applicant is not the property owner, include a letter from the property owner authorizing the applicant to seek approval by the PZC, if no signature accompanies the application. (ZR Section 2.3)

**PROPERTY**

ADDRESS: 500 Talcottville Rd Vernon, Ct

ASSESSOR'S ID CODE: MAP # 09 BLOCK # 015T LOT/PARCEL # 0021C

LAND RECORD REFERENCE TO DEED DESCRIPTION: VOLUME: 2014 PAGE 268

DOES THIS SITE CONTAIN A WATERCOURSE AND/OR WETLANDS? (SEE THE INLAND WETLANDS MAP AND REGULATIONS)

☒ NO ☐ YES

☐ NO REGULATED ACTIVITY WILL BE DONE

☐ REGULATED ACTIVITY WILL BE DONE

☐ IWC APPLICATION HAS BEEN SUBMITTED

ZONING DISTRICT Commercial

IS THIS PROPERTY LOCATED WITHIN FIVE HUNDRED (500) FEET OF A MUNICIPAL BOUNDARY?

☒ NO  
☐ YES: \_\_\_\_\_

CHECK IF HISTORIC STATUS APPLIES:

☐ LOCATED IN HISTORIC DISTRICT: N/A

☐ INDIVIDUAL HISTORIC PROPERTY

**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: To open a massage and wellness facility

GENERAL ACTIVITIES: Licensed massage in addition to educating clients on proper

nutrition, meditation techniques for a total body experience

**APPROVAL 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)

       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) SECTION: 4.9.4.23

☒ OTHER SPECIAL PERMIT(S). CITE ZR SECTION AND DESCRIBE ACTIVITY:

commercial 4.9.4.6 meditation nutrition education

**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)

**CERTIFICATION AND SIGNATURE**

The applicant, undersigned, has reviewed the "Town of Vernon Planning and Zoning Regulations" and completed the application with complete and accurate information:

Property Owner, Applicant, or Applicant's Agent:

Tiana L. Woods  
Tiana Allman

APPLICANT OR AGENT SIGNATURE

Tiana L. Woods  
Tiana Allman

PRINTED NAME

9/8/21  
9/8/21

DATE

Frederick P. Konon

OWNER'S SIGNATURE, IF DIFFERENT

aka "Rick"

Frederick P. Konon

PRINTED NAME

9/8/2021

DATE

7/28/2021

Vernon Planning & Zoning Commission  
55 West Main Street, 2nd Floor  
Vernon, CT 06066

RE: "500 East", 500 Talcottville Road, Vernon, CT / Applicant Tia L. Woods

Dear Mr. McGregor,

My name is Rick Konon and I am the owner of 500 Talcottville Road, Vernon. More precisely I am the sole member of New 500 East LLC which owns 500 Talcottville Road, and my full name is Frederick.

I give my authorization to the Applicant Tia L. Woods to seek approval from the Vernon PZC for her proposed business at 500 Talcottville Road, Vernon.

Please contact me should you have any questions.

Thank you.

A handwritten signature in black ink that reads "Frederick P. Konon". The signature is fluid and cursive, with the first name being the most prominent.

Sincerely,

**"Rick"**

Frederick P. Konon, RPA  
CT Real Estate Broker License REB.0755590  
Owner ~ "500 East"  
500 Talcottville Road, Vernon, CT  
**860-537-8844**  
r-kon@sbcglobal.net

## McGregor, George

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**From:** Tia Woods <tialwoods@yahoo.com>  
**Sent:** Monday, September 13, 2021 7:14 PM  
**To:** McGregor, George  
**Subject:** [EXTERNAL] Floor Plan description 500 Talcottville Rd

**CAUTION:** This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Hartford Therapeutic Massage and Wellness Center is a facility that provides massage sessions, nutrition consultations and meditation to provide an overall wellness/body experience. In the previous email you will see that there is space for nutrition consultations, meditation sessions and selfcare items for purchase. With massage being our main focus.

If you have any questions please feel free to reach out to us.

Tia

*Tia L. Woods*

*Town of East Hartford  
Constable  
Notary Public  
Chair of 4th District  
Justice of the Peace  
ITS the Room Boutique, Owner  
(www.ITStheRoomfashion.com)  
ITS.jewelpads.com, Distributor  
East Hartford Black Caucus, Treasurer  
East Hartford Veterans Commission, Vice Chair*

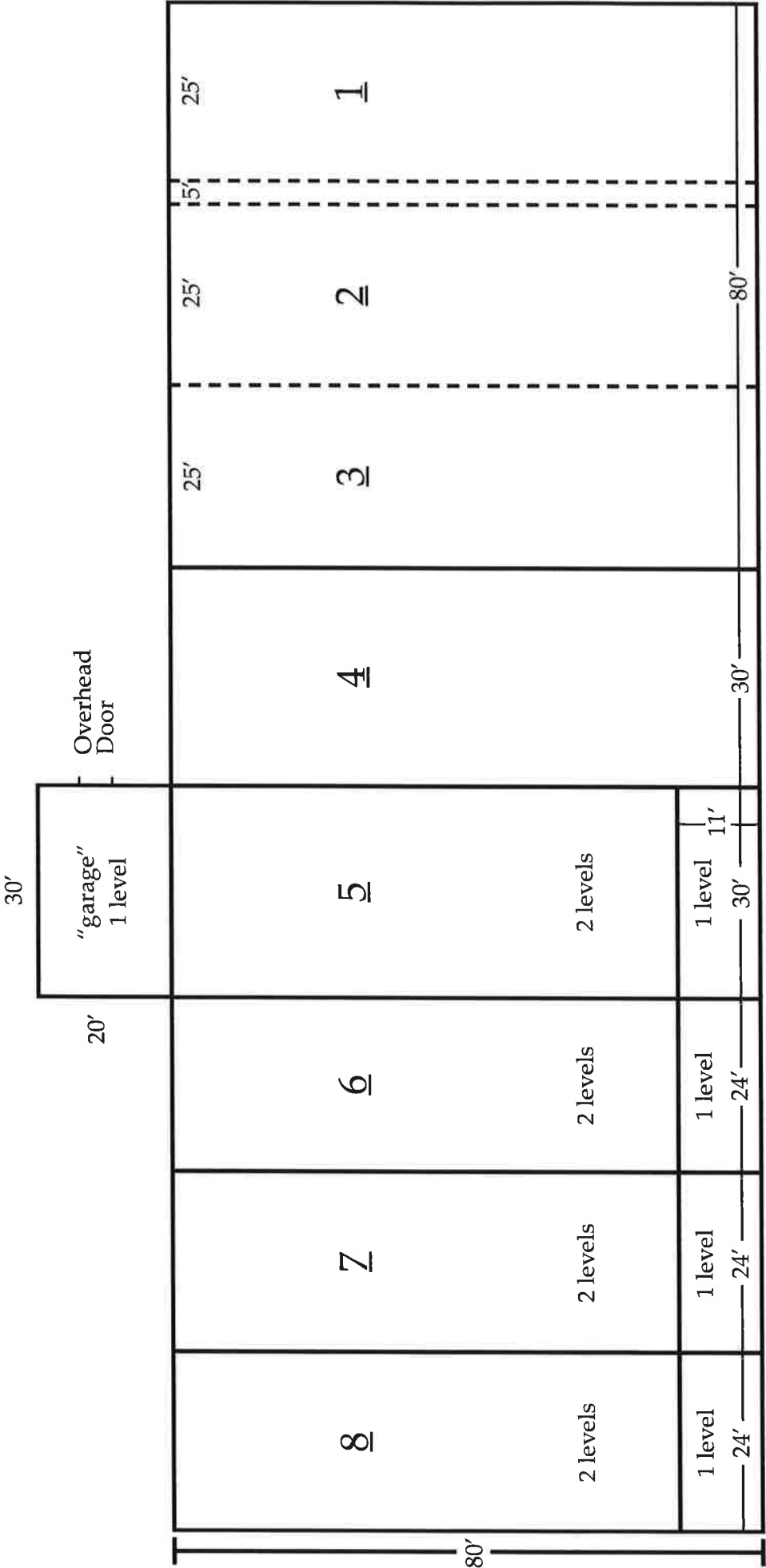
**860-881-8191**

**MAKE "TODAY" BEAUTIFUL!**

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500 TALCOTTVILLE ROAD, ROUTE 83, VERNON SCALE 1"=20'

Back of Plaza



Front of Plaza - Talcottville Road

Level 1 (80'X24' Entire Space)

Stairs 6'x9	Hall way 6'	Waiting Room 1 6'x9'
Waiting Room 3 17'X9'	H  A  L  L  W  A  Y	Waiting Room 2 14'X9'
Front office 7'x9'		Gift Shop 9'x9'
Consultation room 10'x9'		Massage 18'x9'
Massage 15'x9'		Massage 16'x9'
Meditation 8'x9'		Storage space 8'x9'
Massage 8'x9'		Electrical Room 9'x9'
9'x9' break space	Bathroom	

09-015T-0022A  
SHARPE GLORIA J & FREDERICK J  
341 CENTER RD  
VERNON CT 06066

09-015T-0021C  
NEW 500 EAST LLC  
44 CAISSON RD  
COLCHESTER CT 06415

09-0007-0001A  
GOZZO GREGORY  
C/O GOZZO ESTATE HOMES  
190 SPYGLASS LN  
JUPITER FL 33477

09-015T-0021A  
OREILLY AUTOMOTIVE STORES INC  
PO BOX 9167  
SPRINGFIELD MO 65801

09-015T-00021  
JCM ASSOCIATES LLC  
75 HOCKANUM BLVD OFC  
VERNON CT 06066

09-0007-0001D  
501 TALCOTTVILLE ROAD LLC  
43 RIDGECREST LN  
BRISTOL CT 06010-2910

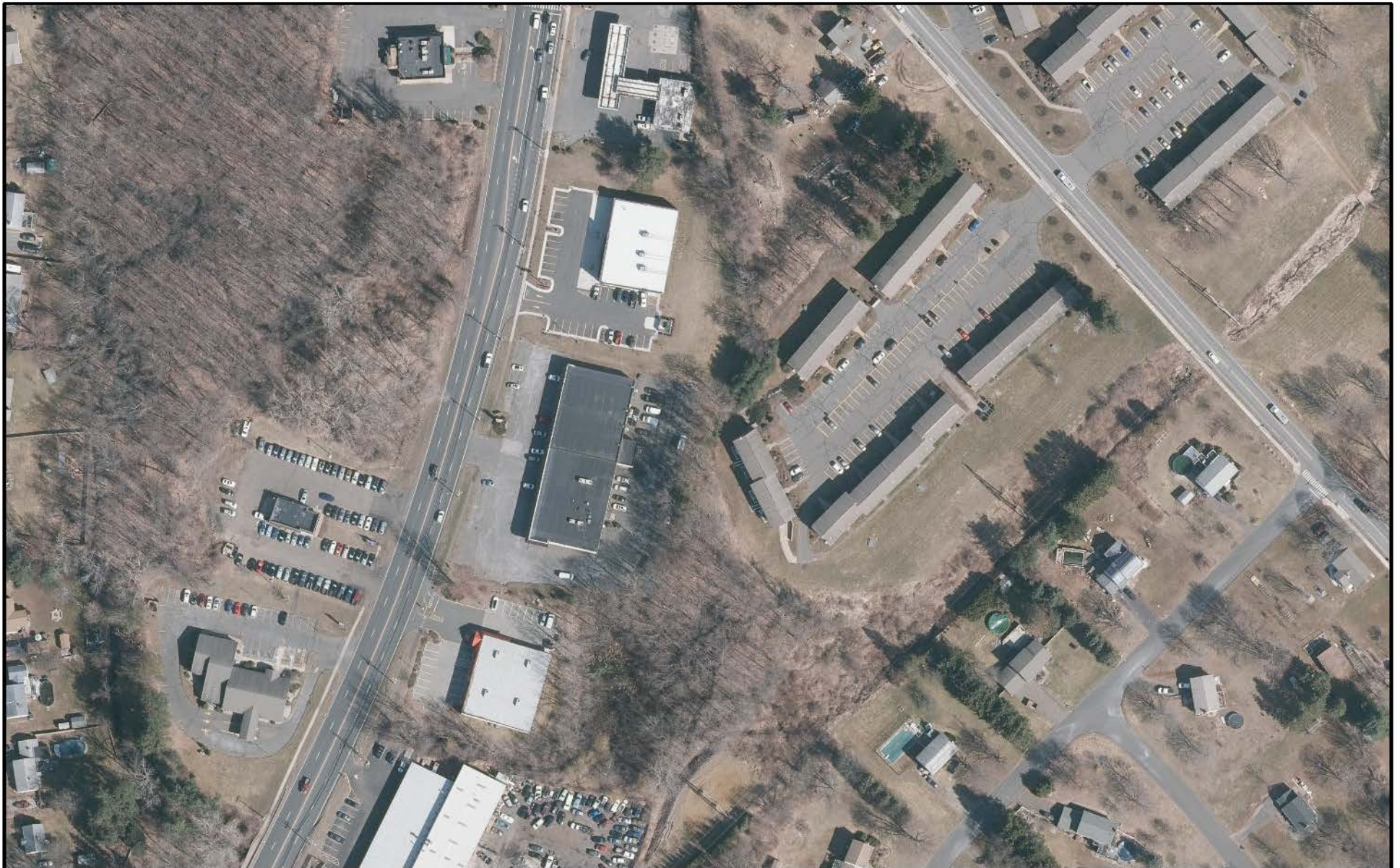
09-015T-0021D  
JOHANSEN PROPERTIES LLC  
33 MOUNTAIN ST  
VERNON CT 06066

09-015T-00030  
482 TALCOTTVILLE RD LLC  
57 TWO MILE RD  
FARMINGTON CT 06032

09-0007-0001B  
INDEPENDENCE REALTY GROUP LLC  
C/O WEBSTER BANK: CORP RE 203  
145 BANK ST  
WATERBURY CT 06702



# Town of Vernon, CT



October 6, 2021

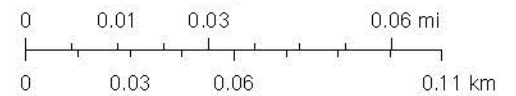
TaxParcelPublishing 2019

Red: Band\_1

Green: Band\_2

Blue: Band\_3

1:2,000



Town of Vernon, CT, Aaron Nash, Town of Vernon

GIS Dept  
Copyright 2020

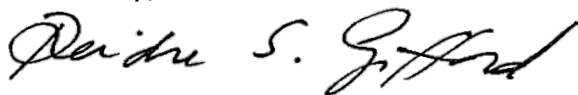


TIANA ALLMAN  
4 SIMMONS RD  
EAST HARTFORD, CT 06118-1132

Dear Licensed Professional: This is your validated license for the coming year. Should you have any questions about your license, please email [oplc.dph@ct.gov](mailto:oplc.dph@ct.gov).

Department of Public Health  
P.O. Box 340308  
Hartford, CT 06134-0308  
[ct.gov/dph/license](http://ct.gov/dph/license)

Sincerely,

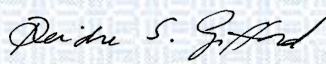


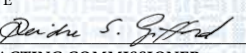
Deidre S. Gifford, MD, MPH  
Acting Commissioner

EMPLOYER'S COPY		
STATE OF CONNECTICUT DEPARTMENT OF PUBLIC HEALTH		
NAME		
TIANA ALLMAN		
VALIDATION NO.	LICENSE NO.	CURRENT THROUGH
16655433	10793	03/31/2022
PROFESSION		
Massage Therapist		
ACTIVE		
SIGNATURE		 ACTING COMMISSIONER

INSTRUCTIONS:

1. Detach and sign each of the cards on this form
2. Display the large card in a prominent place in your office or place of business.
3. The wallet card is for you to carry on your person. If you do not wish to carry the wallet card, place it in a secure place.
4. The employer's copy is for persons who must demonstrate current licensure/certification in order to retain employment or privileges. The employer's card is to be presented to the employer and kept by them as a part of your personnel file. Only one copy of this card can be supplied to you.

STATE OF CONNECTICUT DEPARTMENT OF PUBLIC HEALTH	
THE INDIVIDUAL NAMED BELOW IS LICENSED BY THIS DEPARTMENT AS A Massage Therapist ACTIVE	
TIANA ALLMAN	LICENSE NO. 10793 CURRENT THROUGH 03/31/2022 VALIDATION NO. 16655433
SIGNATURE	 ACTING COMMISSIONER

WALLET CARD		
STATE OF CONNECTICUT DEPARTMENT OF PUBLIC HEALTH		
NAME		
TIANA ALLMAN		
VALIDATION NO.	LICENSE NO.	CURRENT THROUGH
16655433	10793	03/31/2022
PROFESSION		
Massage Therapist		
ACTIVE		
SIGNATURE		 ACTING COMMISSIONER





amta  
american **massage therapy** association®

## AMTA MEMBERSHIP CARD

Name	Tiana Allman
Member ID#	1751946
Member Type	GRADI
Expiration Date	12/31/2021



## **STAFF COMMENTS**



PLANNING  
DEPARTMENT

# TOWN OF VERNON

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

## MEMORANDUM

TO: Planning and Zoning Commission

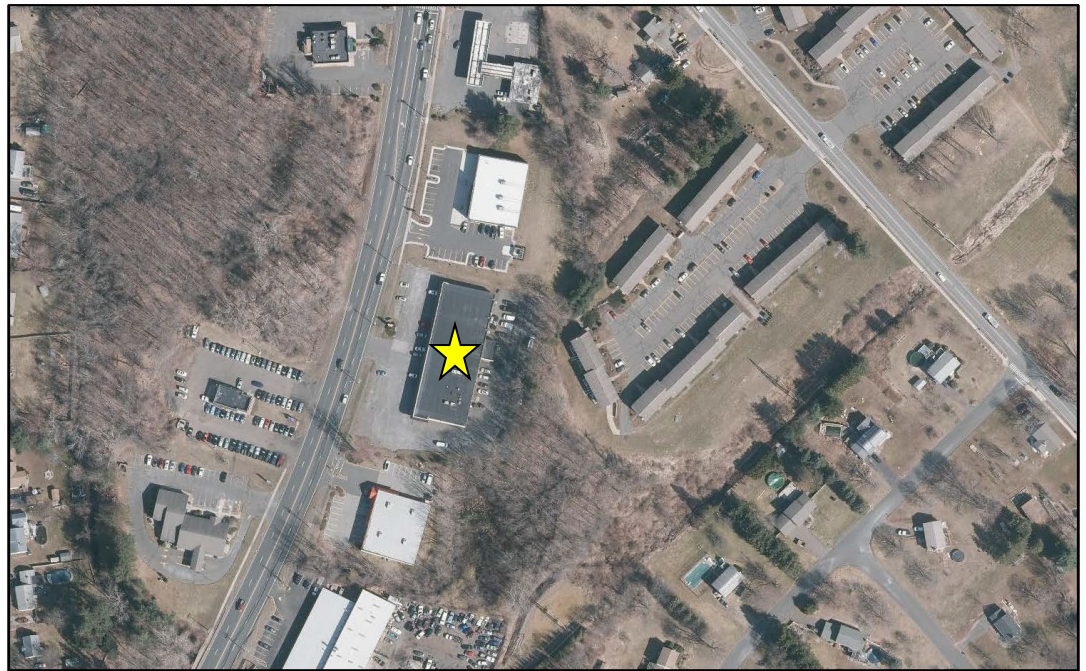
FROM: George K. McGregor, Town Planner

SUBJECT: PZ-2021-13 500 Talcottville Rd.

DATE: October 21, 2021

### Proposal:

An Application of Hartford Therapeutic Massage and Wellness Center LLC, for a Special Permit to allow an **Independent Massage Therapy Practice and Commercial Education or Recreation (yoga and wellness et al.)** in the Commercial Zoning District, pursuant to Section 4.9.4.23 and 4.9.4.6 of the Zoning regulations, at 500 Talcottville Rd. (Tax Map 09-015T-0021C).



The Applicant proposes to open a massage therapy practice and wellness center in a +-2,000 tenant space at 500 Talcottville Rd. The Applicant has provided a tenant space layout for the business, attached to the application package.

### **Relevant Considerations under Zoning**

A special permit is required for the Independent massage and the commercial education and recreation activities (yoga, wellness activities in this case) under Section 4.9.4.23 and 4.9.5.6, respectively. There are no additional standards aside from the special permit criteria below for the commercial recreation. For the Independent massage, the business:

- Shall be carried out by a licensed massage therapist, in a clearly marked business, with well-lit rooms.
- Shall require all massage therapists to be licensed by the State of Connecticut, and insured.
- Shall display all licenses in plain view at the business.

### *Special Permit Criteria:*

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;

### **Other Reviews**

No Town Departments provided substantive referral comment.

### **Analysis and Recommendation**

The Applicant has provided the appropriate documentation; the use is appropriate for this commercial location and meets the special permit standards.

### **DRAFT MOTION(S)**

- A. I move that the Planning and Zoning Commission Approve PZ-2010-13, a special permit to allow an Independent Massage Therapy Practice and Commercial Education and/or Recreation (yoga and wellness) at 500 Talcottville Rd. upon a finding that the request is consistent with the special permit requirements of 17.3.**

**OR**

- B. I move an alternate motion**

# **APPLICATION**

**2**



**TOWN OF VERNON PLANNING & ZONING COMMISSION (PZC)**  
**APPLICATION**  
 (Revised March 2021)

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.

**APPLICANT (S)**

NAME: Robert Coulombe Jr  
 COMPANY: R & S Laser Workshop  
 ADDRESS: 38 Oxbow Drive, Vernon CT 06066  
 TELEPHONE: 413-478-7064 E-MAIL: rs1aserwkspe@yahoo.com

**PROPERTY OWNER (S)**

NAME: Robert and Sarah Coulombe  
 ADDRESS: 38 Oxbow Dr Vernon CT 06066  
 TELEPHONE: 413-478-7064 EMAIL: rs1aserwkspe@yahoo.com

If the applicant is not the property owner, include a letter from the property owner authorizing the applicant to seek approval by the PZC, if no signature accompanies the application. (ZR Section 2.3)

**PROPERTY**

ADDRESS: 38 Oxbow Drive  
 ASSESSOR'S ID CODE: MAP # \_\_\_ BLOCK # \_\_\_ LOT/PARCEL # 26-065B-0010K  
 LAND RECORD REFERENCE TO DEED DESCRIPTION: VOLUME \_\_\_ PAGE \_\_\_

DOES THIS SITE CONTAIN A WATERCOURSE AND/OR WETLANDS? (SEE THE INLAND WETLANDS MAP AND REGULATIONS)

☒ NO ☐ YES

☐ NO REGULATED ACTIVITY WILL BE DONE

☐ REGULATED ACTIVITY WILL BE DONE

☐ IWC APPLICATION HAS BEEN SUBMITTED

ZONING DISTRICT R22

IS THIS PROPERTY LOCATED WITHIN FIVE HUNDRED (500) FEET OF A MUNICIPAL BOUNDARY?

☒ NO ☐ YES: \_\_\_\_\_

CHECK IF HISTORIC STATUS APPLIES

☐ LOCATED IN HISTORIC DISTRICT: \_\_\_\_\_

☐ INDIVIDUAL HISTORIC PROPERTY

**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: Home based business type II

GENERAL ACTIVITIES: Laser engraving and wood working  
See attached for more details

**APPROVAL 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)
- 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) SECTION: 4.3.4.8

     OTHER SPECIAL PERMIT(S). 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)

**CERTIFICATION AND SIGNATURE**

The applicant, undersigned, has reviewed the "Town of Vernon Planning and Zoning Regulations" and completed the application with complete and accurate information.

Property Owner, Applicant, or Applicant's Agent:

	<u>Robert R Coulombe Jr</u>	<u>9/12/21</u>
APPLICANT OR AGENT SIGNATURE	PRINTED NAME	DATE
	<u>Robert R Coulombe Jr</u>	<u>9/19/21</u>
OWNER'S SIGNATURE, IF DIFFERENT	PRINTED NAME	DATE



September 19, 2021

Town of Vernon Planning Department  
55 West Main Street  
Vernon, CT 06066

RE: Planning & Zoning Commission Application

To whom it may concern:

The purpose of this letter is to give you an overview of the business I am trying to conduct in my garage at 38 Oxbow Drive. My business, R & S Laser Workshop, entails custom laser engraving and woodworking. The products are mainly home décor and personalized accessories such as drink insulators, custom signage, ornaments, etc.

The workshop space is 255 sq ft which is approximately ¼ of one bay of my 2-car garage. Work will be conducted during normal business hours.

R & S Laser Workshop will not be a retail space. Business will mostly be conducted online or at local markets. All visitors will be by appointment only with only one visitor scheduled at a time. Estimated at no more than 1-2 per week. We have a 2-lane driveway that can accommodate up to 6 vehicles so parking will not be an issue.

All material deliveries would be small package not requiring LTL service. For example, Amazon, UPS, Fed Ex etc. Materials are bought to size so there is little to no waste. Finished good shipments will be driven in my personal vehicle to a USPS, UPS store, etc.

There will be limited wood working and surface finishing. Noise during operation is very minimal, the engraver itself is no louder than an inkjet printer and other wood cutting equipment are secondary operations. Garage doors will be closed during any noisy operations. Fumes are also minimal. We do plan to use polyurethane on some pieces and the engraver is vented out the window and has much less odor than a wood burning chimney or fireplace.

Current equipment list:

Engraver 80W Co2 STD 110V

Drill press

Router

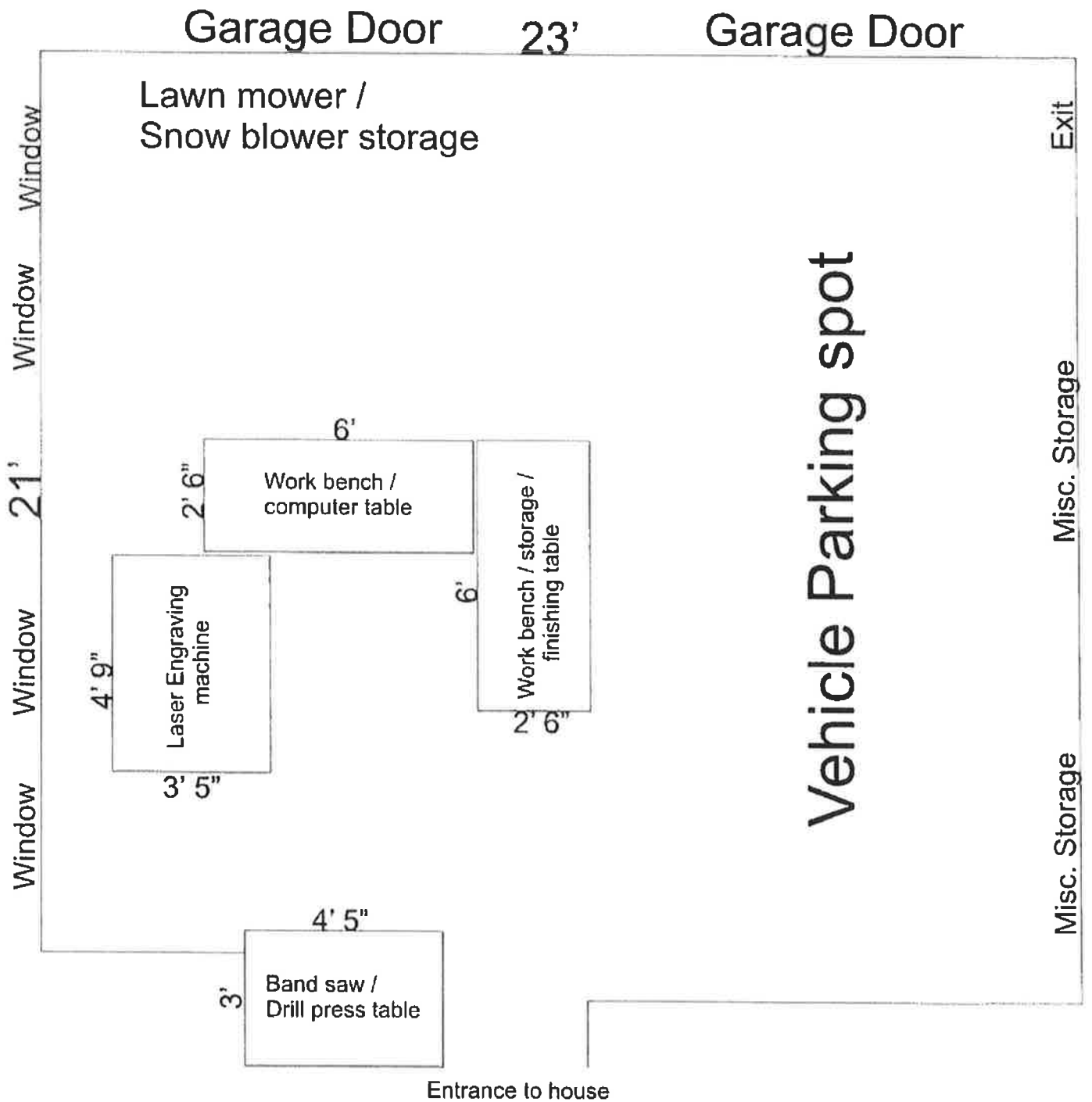
Bench Band saw

Table saw

Attached you will find the floor plan of our set up.

Thank you for your time and consideration.

Robert Coulombe Jr  
Owner/Operator  
R & S Laser Workshop  
413-478-7064



# R&S Laser Workshop Floor plan

## **STAFF COMMENTS**



PLANNING  
DEPARTMENT

# TOWN OF VERNON

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

## MEMORANDUM

TO: Planning and Zoning Commission

FROM: George K. McGregor, Town Planner

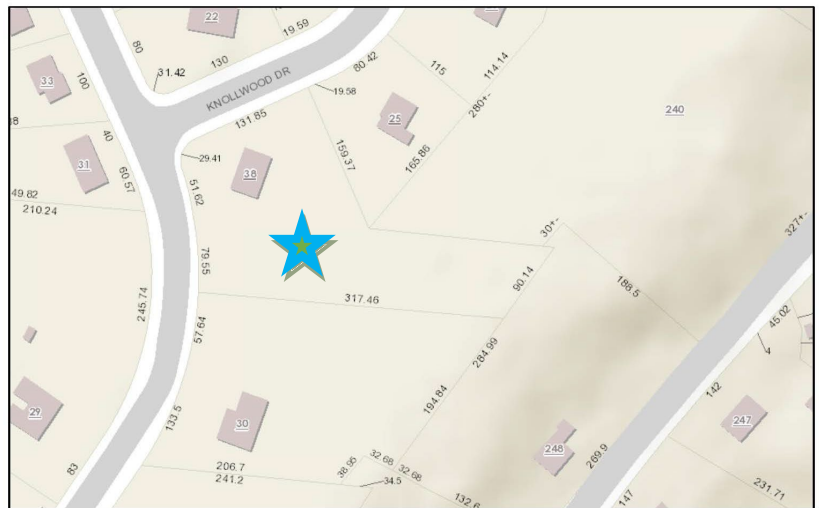
SUBJECT: PZ-2021-15 38 Oxbow. Dr.— Special Permit for a Major Type 2 Home Based Business, Laser engraving and woodworking

DATE: October 7, 2021

### Proposal

An application of Robert Coulombe for a Special Permit to allow a Home Business of Major-Type 2, pursuant to Section 4.3.4.8 of the Zoning Regulations, for laser engraving and woodworking at 38 Oxbow Rd. (Tax Map ID: Map, 26, Block 065B, Parcel 0010K), in the R-22 zoning district.

The Applicant proposes to operate a small laser engraving and woodworking business in a +-255 sq.ft. area of the existing garage (essentially half of the garage). An equipment setup description is included in the application package. Minimal customer activity is expected and, with the equipment proposed, limited noise is anticipated. Products include engraving of home decor and personalized accessories.



### Relevant Considerations under Zoning

Type 2 Home Businesses allow for at home customers or clients so long as the special permit criteria can be met or reasonable conditions can act to mitigate activities where appropriate. The Ordinance asks the Commission to review two sets of evaluation criteria: the general special permits factors and the home business criteria.

*Special Permit Criteria:*

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;

*Home-Base Business Criteria*

In order to approve a special permit, the Commission must also find that the applicant meets the relevant Sections 3.29 related to Home Businesses.

- 3.29.2.1 The home based business shall not occupy more than 750 sq.ft. of floor area.
- 3.29.2.2 The home based business shall not change the exterior residential character of the dwelling, building or premises in any manner and shall not rely on a separate exterior entrance for exclusive access to the business space;
- 3.29.2.3 No more than two persons other than the residents of that dwelling may be employed on the premises
- 3.29.2.6 The home based business shall not display or advertise;
- 3.29.2.7 No materials, products, or equipment for the home based business shall be stored outside of the space designated for the business;
- 3.29.2.8 The home based business shall not create any noise, odor, dust, etc...on the premises;
- Section 3.29.2.10 states that the Commission may attach “reasonable conditions with respect to hours of operation” and other physical or operational elements.

**Other Reviews**

No Town Departments provided substantive referral comment.

## **Analysis and Recommendation**

The Applicant requests approval to operate a laser engraving and woodworking home business in a residential zoning district. The Planning and Zoning Commission is charged with determining whether, in this case, the relevant provisions the Zoning Ordinance are met, and most specifically the sections related to home base businesses and special permits.

Staff finds that the home-based business criteria set forth in Section 3.29 have been met without equivocation.

The special permit provisions of Section 17.3.1 are more nuanced and require that the Planning and Zoning Commission find that the use is compatible with the neighborhood; that the use will not create a nuisance; a hazard to public safety; and, will not hinder the development of the community. Considering the level of activity, it will be difficult to identify any impacts on surrounding properties at all.

## **DRAFT MOTION(S)**

- A. I move that the Planning and Zoning Commission Approve PZ-2010-15, a special permit for laser engraving and woodworking as a home-based business at 38 Oxbow Rd., 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 subject to the following conditions:**
- 1. The business is limited to an area of 750 sq. ft.**
  - 2. Client activity is limited to: Monday-Friday from 9:00 a.m. to 6:00 p.m.**
  - 3. No more than one customer/client at a time.**

**OR**

- B. I move an alternate motion**