

TOWN OF VERNON  
Ad Hoc Regulation Review Committee  
of the  
Vernon Planning & Zoning Commission (PZC)

Minutes of Special Meeting (draft)

on  
Monday, February 6, 2010, 3:00 pm

at  
1<sup>st</sup> Floor Conference Room  
55 West Main Street  
Rockville/Vernon, CT

1. Call to order and roll call: Commissioners present: C. Bardes, F. Kaplan, W. Roch

Staff present: L Tundermann, Town Planner

Called to order at 3:05 pm

2. Review and discussion of Application PZ-2011-17 and comments presented at PZC public hearing January 19, 2012, regarding proposed changes to the Vernon Zoning Regulations

Committee comments by section of the zoning regulations:

**4.9 Commercial zone:**

4.9.2.2 okay to list as a use by right; after "clubs" substitute "service of alcohol is subject to section 17.1, Alcoholic Liquors;"

4.9.2.13 delete single- and two-family dwellings from proposal;

4.9.3.2 okay as proposed (to delete from regulations);

4.9.3.3 okay as proposed;

4.9.4.10 okay as proposed (to delete from regulations);

4.9.4.12 okay as proposed (to delete from regulations);

4.9.4.15.9 correct "retain" to "retail;"

4.9.4.21 move to listing as a use by right, but add phrase indicating that drive-throughs require a special permit;

**4.10 Industrial zone:**

4.10.2.15 okay as proposed for commercial education; leave commercial recreation as a special permit use;

4.10.2.16 defer discussion until uses in the commercial zone are resolved;

4.10.4.1 leave recreation as a special permit use;

4.10.4.9 for future review

4.10.4.10 for future review

4.10.4.12 okay as proposed (to delete from regulations);

**4.17 Historic District – Residential Commercial zone:**

<sup>4.17.2.4</sup>  
to 4.17.3 leave all special permit uses as they are presently (do not list them as uses by right);

**4.19 Historic District – Industrial zone:**

4.19.2.6 okay as proposed;

4.19.2.7 okay as proposed;

4.19.2.8 leave as a special permit use as presently listed under 4.19.3.3;

4.19.2.9 okay as proposed;

4.19.2.10 for future review;

4.19.3.5.1.1 retain as a special permit use;

3. Adjournment

The meeting was adjourned a 4:38 pm.