TOWN OF VERNON
Planning & Zoning Commission (PZC)
Tuesday, August 4, 2026 7 p.m.
30 Park Place Vernon CT 06066
1st Floor - Community Room

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REGULAR MEETING DRAFT MINUTES

1. **Call to Order & Roll Call by Robin Lockwood, Chairman**
   a. Chairwoman Robin Lockwood called the meeting to order at 7 p.m.
   b. Attending were commission members Wil Nicholson, Eva Perrina, Susan Reudgen, Robin Lockwood, Carl Bard, Joe Miller, Mark Hervieux and Mike Baum.
   c. Jeff Spencer was absent.
   d. Also in attendance were Town Planner Ashley Stephens and David Owens, recording secretary.

2. **Administrative Actions/Requests**

   2.1 **Amendment/Adoption of Agenda** - Additional business to be considered under agenda item #6 "Other Business" requires a Commission vote.
   a. Joe Miller moved and Carl Bard seconded adoption of the agenda. Unanimous.

   2.2 **Approval of Meeting Minutes:**
   - July 24th & Special Meeting July 29

   a. Nicholson moved and Miller seconded adoption of the July 24, 2026 meeting minutes. Unanimous. The July 29, 2026 minutes were not ready for review.

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

   3.1 **PZ-2026-10- 95 Hartford Turnpike-** An application of Dorian Reiser, Kahan, Kerensky, Capossela, LLP on behalf of Sub Peak of Connecticut, Inc. seeking a 1 lot re-subdivision. The property is located in the Commercial (C) zone. [Map #01-Block #0158 Lot # 00095].

   a. Nicholson moved and Reudgen seconded acceptance of the application and scheduling of a public hearing for Sept. 1, 2026.

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

   4.1 **PZ2026-09 – 1189 HARTFORD TPKE** - An application of Dana Steele, JR Russo, on behalf of Vishvakarman, LLC, for Site Plan and Special Permits §30-4.1.C(13)(b) (*Structure within 200' of a residential building)* and §30-4.1.C(15) (*Drive-up Service Window*) for a 3,157 sq ft. building addition with drive-thru for restaurant and retail grocery, parking expansion, landscaping, lighting and stormwater improvements. The property is located in the Commercial (C) zone. [Map #42 Block #0072 Lot #0010C].

   a. Town Planner Ashley Stephens read the legal notice for the hearing into the record.

   b. Susan Reudgen moved and Wil Nicholson seconded opening the public hearing at 7:04 p.m. Unanimous.

   c. Dana Steele, a professional engineer with JR Russo & Associates, described the project, which seeks site plan approval and a special permit for 1189 Hartford Turnpike.

   d. The existing structure consist of three tenant spaces. The package store takes up two spaces. The 3,100-square-foot expansion would be for a Nepalese-theme restaurant and includes a food

preparation area, a retail area and a small dining area. There would be a drive thru lane that can hold up to 14 cars. The owner is adding 17 parking spaces. There would be additional LED lighting on site, a solid vinyl fence to screen neighbors on Hartford Turnpike and the trash container pad would be moved. There is also a small exterior seating area. Operating hours are planned to be 6 a.m. to 7:30 p.m.

e. Mark Hervieux asked about snow storage on site. Steele responded that it is limited and in the case of excess snow would have to be trucked off site.

f. Susan Reudgen asked about an order board in the drive thru. Steele responded that none is planned. Customers would call ahead or use an app for orders and arrive to pick them up.

g. Carl Bard asked about drainage on the site and Steele responded that there are two stormwater basins that would collect water until it goes into an existing culvert and is carried to the state drainage system in Route 30. The system is adequate for the increased impervious surface, Steele said.

h. Chair Robin Lockwood asked the project architect, Dennis Davey of Tolland, about the building materials that would be used and signage plans. Since the Design Review Board no longer exists, the Planning and Zoning Commission has taken on that function, she noted. Those plans are not yet prepared, Mr. Davey said.

i. Susan Reudgen pointed out a discrepancy in the size of the project in the engineer's and architect's drawings.

j. Town Planner Ashley Stephens noted there are changes related to the loading area and the location of air conditioning equipment that needs to be reflected in the plans.

k. Mike Baum asked about screening between the parcel and neighboring residences on South Street. Steele said vegetation would be cleared for the drainage basins and that there would the existing 10-foot vegetation buffer would be reduced to five feet. Baum noted that the houses on South Street are at a higher elevation than the subject property.

l. Chair Robin Lockwood asked about the need for the drive-thru. The owner, Dil Bhandari, responded that it is for coffee orders in the morning.

m. Mark Hervieux asked about the width of the drive-thru lane and questioned whether it was wide enough for a car to get around the line of cars waiting for service. Steele said he believes there is adequate space.

n. Chair Robin Lockwood asked about the delivery space, which is behind the building and adjacent to the drive-thru lane. A truck would block the lane, she said. Steele said deliveries would not be at peak business hours.

o. Carl Bard said the commission's obligation for design review cannot be met with the application as it is incomplete. He suggested leaving the public hearing open so that the applicant could submit information so the commission could carry out its design review duty.

p. Neighbor Jared Thomas of 45 South St. said he did not oppose the plan and noted there is a wooded area on his property to shield his home from the business.

q. Carl Bard said the commission needs information about a sign on the site, building materials for the addition, details of the timber railing in the drive thru, colors and signage for the drive thru.

r. Susan Reudgen moved and Carl Bard seconded leaving the hearing open and to continue it to Aug. 18 for additional information. Unanimous.

5. **8-24 Referrals**
   a. There were none.

6. **New Business/Discussion**
   a. There was none.

7. **Public Comments Received**
   a. There were none.

8. **Adjournment**
   a. Wil Nicholson moved and Susan Reudgen seconded adjournment at 8:04 p.m. Unanimous.

David Owens
Recording secretary