

*Posted  
5/18/2009  
JCC*

TOWN OF VERNON  
Planning & Zoning Commission (PZC)  
Meeting Notice

For  
Thursday, May 21, 2009, 7:30 PM  
at  
Council Chambers, Third Floor  
Memorial Building, Vernon Town Hall  
14 Park Place  
Rockville/Vernon, CT

RECEIVED  
VERNON TOWN CLERK  
09 MAY 18 PM 3:27

AGENDA  
(Draft: May 12, 2009)

1. Call to Order & Roll Call
2. Administrative Actions/ Requests
  - 2.1 Communications received NOT related to Agenda items
  - 2.2 Amendment / Adoption of Agenda - Additional business to be considered under agenda item #6 "Other Business"
  - 2.3 Acceptance of Minutes
3. Public Hearings
  - 3.1 Application [PZ-2009-08] of Andrea Jones for a Modification of an approved Plan of Development for the Sovereign Bank at 560 Talcottville Road (Assessor's ID: Map #8, Block #24, Lot/Parcel #6).
4. Old Business
  - 4.1 Application [PZ-2009-06] of Terry & Cindy Virkler for a Special Permit/Site Plan of Development to create a rear lot at #366 Lake Street (Assessor's ID: Map #15, Block #143, Lot/Parcel #37)
  - 4.2 Application [PZ-2009-03] of Lots & More Vernon, LLC for a Site Plan of Development for an Outdoor Lawn & Garden Merchandise Display at #48 Windsor Ave. (Assessor's ID: Map #22, Block #30, Lot/Parcel #42)

- 4.3 Plan of Conservation and Development (POCD)
  - a. Review of consultant qualification statements
- 4.4 Other zoning regulation changes for consideration:
  - a. Low Impact Development (LID)
  - b. Garden zone;
  - c. Protection of mature trees (in section 9, Landscape Buffer Strips, and section 14, Site Plans), proposed by the Conservation Commission;
  - d. Requiring sewers for development within aquifer protection zones;
5. New Business.
  - 5.1 Receipt of Applications:
    - 5.1.1 Application [PZ-2009-09] of David Waldron for a Special Permit and a 2 lot Resubdivision at #421 Lake Street (Assessor's ID: Map #15, Block #166, Lot/Parcel #53B)
6. Other Business
  - 6.1 Additional business to be considered should be introduced under PZC meeting agenda item "#2.2 Amendment / Adoption of Agenda" at the beginning of the meeting.
7. Adjournment.

Lester Finkle, Chairperson  
Planning & Zoning Commission