

MINUTES
TOWN OF VERNON
Planning & Zoning Commission (PZC)
Thursday, March 20, 2008, 7:30 PM
Meeting Room, Second Floor
Senior Citizens Center
26 Park Place
Rockville/Vernon, CT

1. Call to Order & Roll Call
 - **Meeting called to order at 7:34 P.M.**
 - **Regular Members present:** Lester Finkle, Ralph Zahner, Richard Guttman, Pat Settembrino, Sarah Iacobello (7:35 P.M.), Watson Bellows.
 - **Alternate Members present:** Lance Chernack, Francis Kaplan. Lance Chernack to sit for Chester Morgan. Francis Kaplan to sit for Sarah Iacobello.
 - **Staff Present:** Leonard Tundermann, Town Planner.
 - **Recording Secretary:** James Krupienski
2. Administrative Actions/Requests
 - 2.1. Communications received NOT related to Agenda items
 - **None**
 - 2.2. Amendment / Adoption of Agenda - Additional business to be considered under agenda item #6 "Other Business"
 - **Lance Chernack, seconded by Ralph Zahner made a Motion to Adopt the Agenda as Amended. Motion carried unanimously.**
 - 2.3. Acceptance of Minutes
 - **Moved to April 3, 2008 meeting for acceptance.**
 - 2.4. Call for filing of Intervener(s) petition(s) and determination of status
 - **None**
3. Public Hearings
 - 3.1. Application (PZ-2008-05) for Lee & Lamont Realty for a Zone Change from Neighborhood 10 (NR-10) to Planned Neighborhood Development (PND) at #25 Snipsic Street/Pleasant Street (Assessor's ID: Map #41, Block #115, Lot/Parcel #00007 & 000028).
 - **Leonard Tundermann, Town Planner read the Legal Notice into the Record.**
 - **Attorney requested application be opened and continued to the next meeting on April 3, 2008.**
 - **Ralph Zahner, seconded by Richard Guttman made a Motion to Open and Continue the Application to the April 3, 2008 meeting. Motion carried unanimously.**
 - 3.2. Application (PZ-2008-06) for Karl Isch & Bruce Bemer for a Zone Change from Residential 10 (R-10) to Commercial (C) at #48 & #50 Windsor Ave. (Assessor's ID: Map #22, Block #30, Lot/Parcel #42 & Map ID: #22, Block #30, Lot/Parcel #43).

- **Moved to a future meeting**

3.3. Application (PZ-2008-03) for Vernon Planning & Zoning Commission for an Amendment to the Zoning Regulations Section 16.1.1 to prohibit electronic message board signs in all zones.

- **Leonard Tundermann, Town Planner read the Legal Notice into the Record.**
- **Leonard Tundermann, Town Planner reviewed the proposed amendments and added prohibition relative to Electronic Message Board Signs in all Zones.**
 - **Read letter from WINGOG Regional Planning Commission, dated March 5, 2008, relative to proposed change.**
 - **Read letter from Thomas Joyce, dated March 18, 2008 into the record.**
- **Ralph Zahner felt intervals of changes to the signs should be more of an issue.**
- **Watson Bellows questioned if the proposed amendment had been reviewed by the Town Attorney. Staff indicated that it had.**
- **Public Comment – None**
- **Summation and Rebuttal – None**
- **Public Hearing closed at 7:58 P.M.**
- **Watson Bellows, seconded by Lance Chernack made a Motion to Approve PZ-2008-03. Motion carried unanimously.**

4. Old Business & Action

4.1. CGS 8-24 Referral on proposed acceptance of Eleanor Street Extension.

- **Leonard Tundermann, Town Planner read a memorandum from Tim Timberman, Town Engineer, dated January 30, 2008 indicated the proposed roadway is in compliance for conveyance to the Town.**
- **Lance Chernack asked if the roadway was in good shape. Staff indicated that surface is in good shape as required prior to conveyance.**
- **Ralph Zahner, seconded by Richard Guttman made a Motion to Accept Eleanor Street Extension as a Town roadway. Motion carried unanimously.**

4.2. Plan of Conservation and Development (POCD): Discussion of issues and a process for formulating a new plan.

- **Lester Finkle indicated that other commissions are still approving chairpersons and will meet with them when completed.**
- **Watson Bellows indicated that he would be available to assist in the process.**

4.3. Zoning regulation changes for consideration.

a. Home based businesses

- **Harold Cummings, Town Attorney commented on time limits for Special Permits approvals. Leonard Tundermann, Town Planner read into the Record.**
- **Lance Chernack felt commission was concerned with the Special Permit staying with the property not the person.**
- **Ralph Zahner would prefer the Special Permit be given to the person not the property.**

- b. Portable signs
 - **Design Review Commission supplied comments in memorandum dated March 4, 2008.**
 - **Waiting for comments from the Local Historic Properties Commission.**
 - c. Dumpster and portable storage containers
 - **Keep on Agenda as discussion item**
5. New Business.
- 5.1. No new applications.
6. Other Business
- 6.1. Duane Jones to discuss sidewalk requirement for recent approval of Application PZ-2008-04
 - **Removed from discussion.**
 - 6.2. 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.
- **Ralph Zahner, seconded by Lance Chernack made a Motion to Adjourn. Motion carried unanimously.**
 - **Meeting adjourned at 8:27 P.M.**

Respectively Submitted,
James Krupienski