

**Town of Vernon**  
**Design Review Commission (DRC)**  
**Minutes - Regular Meeting**  
**Monday, April 2, 2012, 7:00 P.M.**  
**Vernon Town Hall, 3<sup>rd</sup> Floor, 14 Park Place**  
**Rockville/Vernon, CT.**

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1. Call to Order & Roll Call

- ◆ Meeting was called to order at 7:00 P.M.
- ◆ Regular Member Present: Daniel Robertson, Bob McGarity and Michael Guminiak.
- ◆ Alternate Members Present: None
- ◆ Staff Present: Shaun Gatley, Economic Development Coordinator
- ◆ Recording Secretary: James Krupienski

2. Approval of Minutes of March 5, 2012 meeting.

- ◆ Bob McGarity, seconded by Daniel Robertson moved a motion to approve the Minutes of the Special Meeting of March 5, 2012. Motion carried unanimously.

3. Amendments to Agenda

- ◆ None

4. Referrals from PZC and/or Planning Department

Application [PZ-2012-06] of Chuck Meek on behalf of First Hartford Realty Corp. for Approval of Special permits and Site Plan of Development to construct and operate a convenience store with sale of gasoline and diesel fuels at #333 Talcottville Road and a portion of #327 Talcottville Road (Assessor's ID: Map #04, Block #0004, Lots/Parcels #00007 and #0007B)

- ◆ Len Jacobs, 56 Deepwood Drive, representing the Applicant:
  - Manny Piavo, Principal –Cumberland Gulf Oil; VHB – Pat O'Leary, Mark Rocky; Chuck Meek, First Hartford Realty Corp:
  - Reviewed neighboring properties:
- ◆ Manny Piava, Senior Project Manager, Cumberland Gulf Oil:
  - Proposed 4,514 sq/ft structure;
  - Presented surrounding development adjacent to the site;
  - Utilizing a pitched standing-seam metal roof;
  - Cultured stone on the knee wall of the structure;
  - Gray siding on the structure;
  - Hip style along front and side of the building;
  - Signage on the front and side of the building – non-illuminated raised letter sign with drop light for visibility;
  - Cultured stone at canopy column bases;
  - Site Lighting:
    - Fourteen (14') foot light poles with full cut-off;
    - Soffit lighting around walkway of the building utilizing LED lighting;
  - Will be utilizing underground irrigation for landscaping;
- ◆ Michael Guminiak questioned proposed screening of the adjacent Transfer Station.
- ◆ Mark Raffia, Senior Engineer, VHB:
  - Proposing 6' high chain link fence on top of the proposed retaining wall;
- ◆ Patrick O'Leary, Office Manager, VHB:
  - Proposed building would block much of the view;

- **Proposed height of thirty-two (32') foot to the peak;**
- **Attempted to increase landscaping and keep existing on-site vegetation;**
- ◆ **Daniel Robertson, seconded by Bob McGarity moved a motion to accept the application as presented. Motion carried unanimously.**

5. Administrative/Action

A. Correspondence

- ◆ **None**

B. Membership

- ◆ **No new members so far.**

C. Other

- ◆ **None**

6. Guidelines

- ◆ **None**

7. Other Business

- ◆ **Daniel Robertson requested that the members review and return comments relative to the Implementation Plan for the 2012 Plan of Conservation and Development.**
- ◆ **Daniel Robertson requested that any members that see possible violation requiring action to send him an email and he will see that a memorandum is supplied to the Zoning Enforcement Officer.**

8. Adjournment

- ◆ **Bob McGarity, seconded by Daniel Robertson moved a motion to adjourn. Motion carried unanimously.**
- ◆ **Meeting adjourned at 7:24 P.M.**

**James Krupienski  
Recording Secretary**