

**TOWN OF VERNON  
Planning & Zoning Commission (PZC)  
Regular Meeting - Minutes  
Thursday, November 17, 2011, 7:00 PM  
Council Chambers, Third Floor  
Memorial Building  
14 Park Place  
Rockville/Vernon, CT**

RECEIVED  
VERNON TOWN CLERK  
14 MAY - 8 AM 9:19

1. Call to Order & Roll Call

- ◆ **Meeting was called to order at 7:03 P.M.**
- ◆ **Regular Members present:** Chester Morgan, Francis Kaplan, Charles Bardes, Stanley Cohen, and Harry Thomas.
- ◆ **Alternate Members present:** None
- ◆ **Staff Present:** Leonard Tundermann, Town Planner, Shaun Gatley, EDC
- ◆ **Recording Secretary:** James Krupienski

2. Administrative Actions/ Requests

2.1 Amendment / Adoption of Agenda - Additional business to be considered under agenda item #5 "Other Business"

- ◆ **Harry Thomas, seconded by Francis Kaplan moved a Motion to Adopt the Agenda. Motion carried unanimously.**

2.2 Communications received NOT related to Agenda items

- ◆ **Planning Commissioners Journal, #84, Fall 2011.**
- ◆ **Approval letter of Application [PZ-2011-14] of ESS 1031 Hartford Turnpike, LLC for a Site Plan of Development and Special Permit to establish multifamily housing in the PRD Zone at #999A, #1005, #1015, #1025 and #1031 Hartford Turnpike.**
- ◆ **Resignation letter of Daniel P. Sullivan from the Commission.**

2.3 Acceptance of Minutes

- ◆ **None**

3. Old Business

3.1 Plan of Conservation and Development

3.1.1 Review of comments received at 10/13/2011 public hearing as detailed in the November 3, 2011, memorandum from Heidi Samokar, AICP, of Planimetrics

- ◆ **Heidi Samokar, Planimetrics reviewed the suggested changes/modifications to the Draft Plan of Conservation and Development, dated November 3, 2011. (Attachment A)**
- ◆ **Suggested adoption date of January 30, 2012.**
  - **Overall**
    - **A – Commission agreed with suggestion – No change**
    - **B – Commission agreed with suggestion – No change**
  - **Chapter 3 – Conditions and Trends**
    - **C – Commission agreed not to include the data**
    - **D – Commission agreed with suggestion – No change**

- **Chapter 5 – Preserving Our Roots**
  - **E - Commission agreed with suggestion – No change**
  - **F – Received new mapping showing vernal pools as per suggestion. (Attachment B) Commission requested separate page in the plan.**
  - **G – Commission agreed with suggestion – No change**
  - **H – Review of page 9 of the attached memorandum. Leonard Tundermann, Town Planner suggested using Option #2**
  - **I – Commission agreed with suggestion – Add reference to 1998 Open Space Plan as updated in the sidebar on page 44.**
  - **J – Commission agreed with suggestion – Add language on page 48 “This list does not include each of the Historic buildings located within each district, such as the Hockanum Mill”.**
  - **K – Commission agreed with suggestion – Add language as footnote on page 48 “There are other important historic areas, which have not received official historic designation. Vernon Center is one such area.”**
  - **L – Commission agreed with suggestion – Add footnote “Include Saxony Mill below table on page 48.”**
  - **M – Commission agreed with suggestion – No change – To remain as 90 days.**
  - **N – Commission agreed with suggestion – No addition to the POCD.**
- **Chapter 6 – Pathway to Prosperity**
  - **O – Commission agreed with suggestion – Add strategy in table “Explore state programs that can aid redevelopment in Rockville.” Will be added to the Implementation Plan.**
  - **P – Commission agreed with suggestion – No change**
  - **Q – Commission agreed with suggestion – Add language “the commission aims to maintain its stock of affordable housing,”**
  - **R – Commission agreed with suggestion – No change**
  - **S – Commission agreed with suggestion – No change**
  - **T – Commission agreed with suggestion – No change – To add cross reference on page 86-87 regarding page 76.**
  - **U – Commission agreed with suggestion – No change**
  - **V – Commission agreed with suggestion – No change**
  - **W – Commission agreed with suggestion – No change**
  - **X – Commission agreed with suggestion – Changed to EDC and Town Council as possible subcommittee in the implementation plan.**
- **Chapter 7 – Future Land Use Plan**
  - **Y - Commission agreed with suggestion – Add wetlands to Vernal Pools mapping.**

◆ **Five minute recess at 7:53 P.M.**

◆ **Meeting reconvened at 7:58 P.M.**

- **Z – Need to correct slope to be consistent in the plan and mapping. Commission chose slopes greater than 20% on mapping page 29.**
- **AA – Draft POCD, Page 4 – Add language “It is envisioned that this Plan will be reviewed every three (3) years.” At the end of the first paragraph.**
- **Discussion took place relative to Open Space policies in the Draft POCD to support grant applications.**

3.1.2 Possible vote on 2011 POCD

- ◆ Francis Kaplan, seconded by Charles Bardes moved the following Resolution to adopt the Plan of Conservation and Development for Vernon effective January 30, 2012 with the stipulations:

**RESOLUTION**

**WHEREAS**, the Town of Vernon entered into Agreement For Professional Services with Planimetrics, Inc. on September 29, 2009, for preparation of a new plan of conservation and development (POCD) for the Town; and

**WHEREAS**, the Vernon Planning and Zoning Commission (PZC) has, in concert with Planimetrics, engaged citizens of Vernon, public officials, and department managers to identify a vision for the Town's future, key issues facing the community, and strategies for the Town's economic development and conservation of natural and historic resources; and

**WHEREAS**, the PZC has adhered to the requirements for preparing a plan of conservation and development as outlined in Connecticut General Statutes (CGS) section 8-23; and

**WHEREAS**, the PZC held a public hearing on the July 2011 draft of the POCD following referrals to the Vernon Town Council and the Capitol Region Council of Governments; and

**WHEREAS**, the PZC has addressed public comments offered during the public hearing by making changes to the draft POCD or determining that some suggested changes were not warranted;

- ◆ **Page 22 Add dates of Public Workshop, and Public Hearing;**
- ◆ **Update Letter from Chairman;**
- ◆ **Correct Typographical errors;**
- ◆ **Incorporate the following edits as per the November 3, 2011 memorandum from Planimetrics as follow.**
  - **Incorporate comment A;**
  - **Incorporate comment F;**
  - **Comment H incorporate Option #2;**
  - **Incorporate comment I;**
  - **Incorporate comment J & K as edited;**
  - **Incorporate comment L;**
  - **Incorporate comment O;**
  - **Incorporate comment Q as edited;**
  - **Incorporate comment T;**
  - **Incorporate comment X as edited;**
  - **Incorporate comment new comments Z and AA;**
- **Additional comments accepted and added to the Resolution.**

**NOW THEREFORE**, the PZC hereby **RESOLVES** to adopt the Plan of Conservation and Development for Vernon in accordance with CGS 8-23, effective January 30, 2012.

- ◆ **Charles Bardes – Yes**

- ◆ **Stanley Cohen – Yes**
- ◆ **Francis Kaplan – Yes**
- ◆ **Chester Morgan – Yes**
- ◆ **Harry Thomas – Abstained**
- ◆ **Motion carried unanimously. 4 – 0 – 1**

4. New Business.

4.1 Receipt of Applications:

4.1.1 Application [PZ-2011-17] of Mayor Jason L. McCoy to amend various sections of the Vernon Zoning Regulations

- ◆ **Francis Kaplan, seconded by Charles Bardes moved a Motion to Receive and Schedule a Public Hearing on January 19, 2012. Motion carried unanimously.**

4.1.2 Application of the Conservation Commission to designate Bamforth Road as a Scenic Road

- ◆ **Leonard Tundermann, Town Planner indicated that the Conservation Commission.**
  - **Majority vote of residents has been received.**
  - **Need to schedule Public Hearing for Vote to Approve the designation.**
- ◆ **Charles Bardes, seconded by Harry Thomas moved a Motion to Receive and Schedule a Public Hearing on December 15, 2011. Motion carried unanimously.**

4.1.3 Application of the Conservation Commission to designate Baker Road as a Scenic Road

- ◆ **Leonard Tundermann, Town Planner indicated that the Conservation Commission.**
  - **Majority vote of residents has been received.**
  - **Need to schedule Public Hearing for Vote to Approve the designation.**
- ◆ **Charles Bardes, seconded by Harry Thomas moved a Motion to Receive and Schedule a Public Hearing on December 15, 2011. Motion carried unanimously.**

5. Other Business

- 5.1 Additional business to be considered should be introduced under PZC meeting agenda item “#2.1 Amendment / Adoption of Agenda” at the beginning of the meeting.

6. Adjournment.

- ◆ **Francis Kaplan, seconded by Harry Thomas moved a motion to adjourn.**
- ◆ **Meeting adjourned at 8:22 P.M.**

James Krupinski  
Recording Secretary

Attachment A



**Planimetrics**

31 Ensign Drive, Avon, CT 06001 860-677-5267

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## MEMORANDUM

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**To:** Vernon Planning and Zoning Commission  
**From:** Heidi Samokar, AICP  
**Date:** November 3, 2011  
**Subject:** Adoption of the 2011 Vernon Plan of Conservation and Development

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Should the Planning and Zoning Commission decide to act upon the proposed Vernon Plan of Conservation and Development at tonight's meeting, I recommend that the motion for adoption includes the following stipulations:

- On page 22, add dates of public input workshop and public hearing (last 2 bullets)
- Update with final letter from Chair
- Correct typos
- Incorporate any additional changes or edits that the Commission wishes to incorporate (see remainder of memorandum)
- Set the effective date of the plan:
  - I suggest a January 1, 2012 effective date. This allows time to make final edits and have printed copies produced and delivered to the Town.

Since the Implementation Element is a separate document, I suggest that after the POCD is adopted, we schedule one additional meeting to finalize the Implementation Element. That also provides additional time for various entities to provide their priorities.

**Possible Modifications**

The following summarizes possible modifications to the proposed Vernon Plan of Conservation and Development based upon comments received at the public hearing. It is not a summary of all comments - only those where a specific change to the Plan was suggested. Commission members are urged to re-read the comments that were submitted prior to our meeting to identify additional issues /concerns to address.

**Table legend:**

**Page** - Page in draft POCD that comment applies to

**Letter** - Each comment is assigned a letter so that we can easily refer to it

**Comment** - A summary of comment / requested change to the proposed POCD

**Discussion / Suggestion** - My recommendations on how to address the comment

**OVERALL**

	Page	Comment	Discussion / Suggestion
A.	Inside cover	Box on advisory nature of POCD detracts from plan.	The box was important in the draft so that reviewers understood what a plan is and is not. For the final adopted plan, I don't think this box is necessary anymore and suggested deleting it.
B.	--	Reorder the POCD to place Business Development First	The order of the POCD is not based on priority level. Priorities are meant to be indicated in the Implementation Element under "Priority Level".

**CHAPTER 1 - INTRODUCTION** - No proposed changes to this section.

**CHAPTER 2 - PLAN SUMMARY** - No proposed changes to this section.

**CHAPTER 3 - CONDITIONS AND TRENDS**

	Page	Comment	Discussion / Suggestion
C.	13	Regarding affordable housing - what types of units are these?	The State database on affordable units does not indicate the types of units. I would need this data from the town if the Commission wishes to include it.
D.	16-17	What development is appropriate for the land shown as vacant on p. 17?	See the Future Land Use Plan.

**CHAPTER 4 - COMMUNITY INPUT** - No proposed changes to this section.

CHAPTER 5 - PRESERVING OUR ROOTS

	Page	Comment	Discussion / Suggestion
E.	28	The 2001 POCD recommends that a procedure be established for the Conservation Commission to review development proposals within priority resource protection areas. Recommends that this be added to POCD.	At the June 23 PZC meeting, the Commission considered this comment and decided not to incorporate it. Does the PZC wish to change its position on this request?
F.	29	Would like vernal pools added to map	Attached is a map showing the vernal pools for your consideration.
G.	33	The POCD must include maintenance of vernal pools.	Strategy 9 discusses protection of vernal pools.
H.	41-44	Include the four "Desired Open Space" parcels that are located in business zones.	<i>See end of this memo.</i>
I.	44	Incorporate by reference the 1998 (with updates) Proposed Open Space System	<i>See end of this memo.</i>
J.	48	Hockanum Mill is not listed as a historic resource	While the mill is located within the National Rockville Historic District, it is not listed individually. It has not been listed as a Local Historic Place either (I confirmed with Bob Hurd). Therefore the map and table are correct.  If there is reason to specifically call out the Hockanum Mill, we can add under the table: "This list does not include the many historic buildings located within each district, such as the Hockanum Mill."
K.	48	While Vernon Center is not an officially-designate historic district, it should be mentioned.	Vernon Center is designated on the map as an "Other Important Historic Area." We can add under the table: "There are other important historic areas, which have not received official historic designation. Vernon Center is one such area."

	Page	Comment	Discussion / Suggestion
L.	48	Correction – Saxony Mill has burned down.	Add footnote to table noting this.
M.	50	Would like to see demolition delay ordinance update to allow a delay of up to 180 days (as allowed by state law).	The January 2011 Draft POCD did include this recommendation. The Commission chose to remove it because they felt that 90 days sufficed.
N.	52	Would like cell phone towers and wind farms to be addressed.	If the Commission feels this is warranted, we should discuss what the strategy / policy should be.

**CHAPTER 6 - PATHWAY TO PROSPERITY**

	Page	Comment	Discussion / Suggestion
O.	70	Suggests exploring state incentive programs for Rockville (e.g., Enterprise Zones)	Could add another strategy that says “Explore state programs that can aid redevelopment in Rockville.”
P.	71-73	Would like Vernon Center and Talcottville sections separated into two sections.	
Q.	76	CRCOG encourages the town to affirmatively commit to maintaining its stock of affordable housing.	In second paragraph, change “Since Vernon’s housing stock helps to meet housing needs (and likely will continue to do so) this Plan focuses...”  To: “Since Vernon’s housing stock helps to meet housing needs (and the Town is committed to maintaining its stock of affordable housing), this Plan focuses...”
R.	78-79	Don’t restrict multi-family development to only certain areas.	The Plan does not restrict it. It suggests standards that should be met for certain areas of Town should multi-family be located in those areas.
S.	86	Does not agree with middle approach regarding Exit 67 area. Prefer Market Based Approach	

T.	86	There is no acknowledgement over the need ensure that development at Exit 66 is compatible with neighboring uses.	Page 76 (bottom) generally talks about protecting residential areas from adjacent development. May wish to add language on p. 86-87 reiterating or cross-referencing this. E.g., add: "As discussed on p. 76, it is important to manage potential impacts of businesses that are adjacent to residential areas."
U.	86	Plan should specify what is suitable development at exits 66 to 67	The plan set forth overarching goals and recommends a rezoning. Specific uses would be determined when the PZC undertakes the rezoning.
V.	87	The Plan must acknowledge the commercial nature of the Exit 66 and 67 areas	The first strategy on page 87 says to encourage business development in these areas. The future land use plan on p. 109 labels both areas as opportunity areas. The Plan already addresses this comment and recognizes that zoning will likely need to be updated for these two areas.
W.	87	Would like to list vacant mills.	A list could become obsolete very quickly. I suggest leaving it as a broader policy ("redevelop and re-tenant vacant buildings") that applies to all vacant mills and buildings (present and future).
X.	88	Suggests that a subcommittee of PZC and the Town Council determine the best incentives for redevelopment of older vacant properties.	Can add this as #4 in the box (and add to the Implementation Element).

**CHAPTER 7 - FUTURE LAND USE PLAN**

	<b>Page</b>	<b>Comment</b>	<b>Discussion / Suggestion</b>
Y.	119	If changes are made to preceding maps (e.g., adding vernal pools or adding additional desired open space), then this map will need to be updated.	

**CHAPTER 8 - CONCLUSION** - No proposed changes to this section.

**APPENDIX** - No proposed changes to this section.

**DETAILED DISCUSSION ON:**

- Include the four "Desired Open Space" parcels that are located in business zones.
- Incorporate by reference the 1998 (with updates) Proposed Open Space System.

**Background**

The attached map shows the four parcels which are located in business zones. The POCD, as written, is consistent with the Open Space Plan for 2 parcels and inconsistent for 2 parcels.

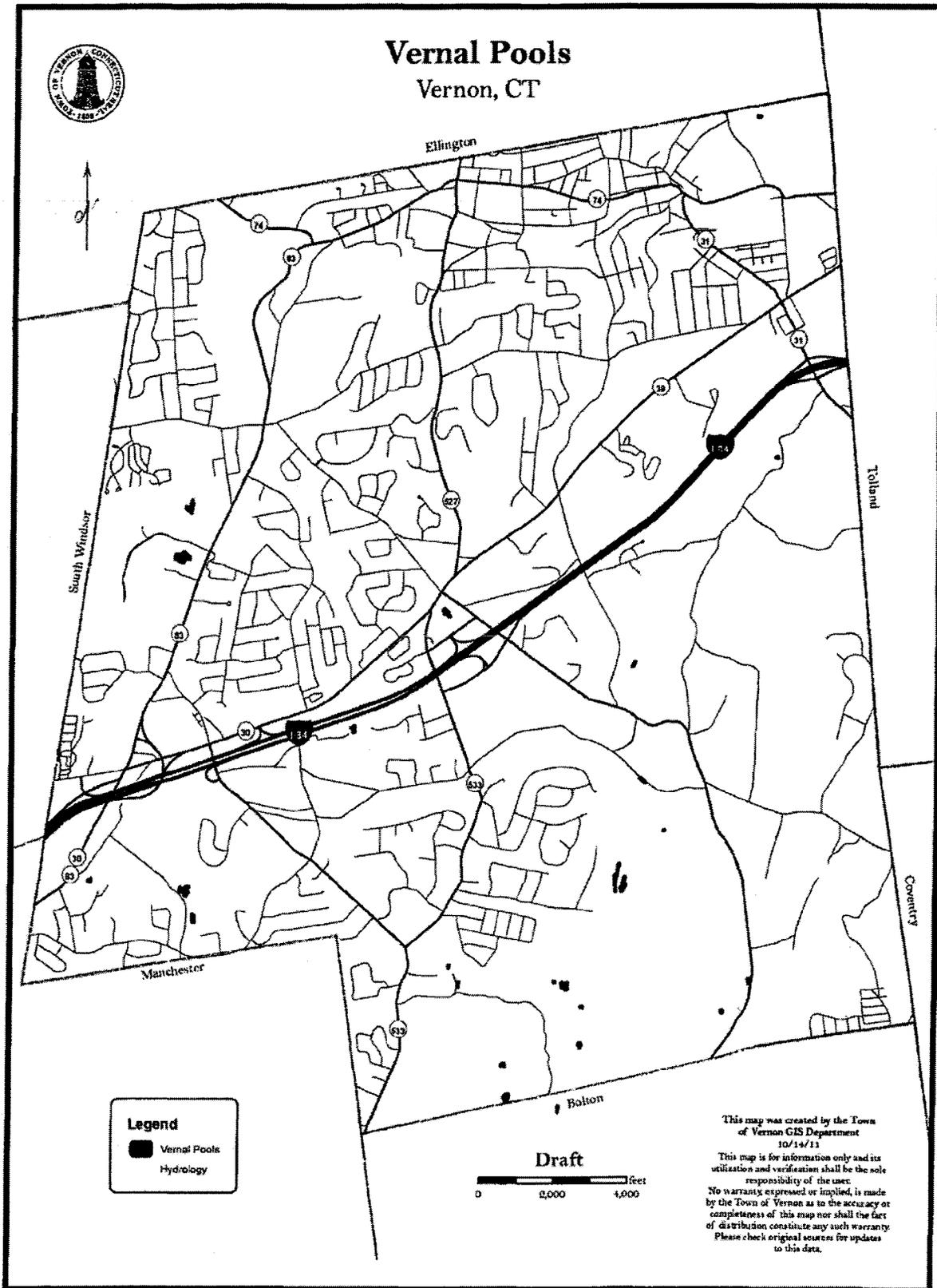
- Parcel 3-4-9: The Open Space Plan recommends preserving 12 of 36 acres, with the remainder "to be developed for commercial use." Although the Map in the POCD does not show this parcel, the POCD would support preservation of these 12 acres because it clearly meets the criteria listed on page 44 of the POCD.
- Parcel 29-134-1: The Open Space Plan recommends preserving 15 of 37.9 acres. Although the Map in the POCD does not show this parcel, the POCD would support preservation of these 15 acres because it clearly meets the criteria listed on page 44 of the POCD.
- Parcel 46-71-21A: The Open Space Plan recommends preserving the whole parcel (4.6 of 4.6 acres). The POCD would not support preservation of this entire parcel. This is one of the parcels that is important to the TAC.
- Parcel 46-71-25: I do not see this parcel in the Open Space Plan but assume that it is proposed that the entire parcel is preserved. If that is the case, then similar to the above parcel, the POCD would not support preservation of this entire parcel. This is one of the parcels that is important to the TAC.

The following matrix provides options and implications on possible changes to the POCD regarding this issue.

	Option 1: Leave Policy As Is	Option 2: Leave Policy As Is	Option 3: Slightly Amend Policy to Account for Special Cases	Option 4: Make Fully Consistent with Open Space Plan
Policy	Leave Policy as is. The POCD does not support the acquisition of business parcels for open space but does support the preservation of portions of business parcels.	Leave Policy as is. The POCD does not support the acquisition of business parcels for open space but does support the preservation of portions of business parcels.	Amend Policy to state that: The Commission would consider on a case-by-case basis whether the preservation of entire business parcels for open space furthers the goals of the POCD.	Amend policy is that all recommendations from the Open Space Plan are incorporated into the POCD. Eliminate discussion about business parcels.
Map	Leave as is.	Add a symbol or crosshatching on portions of Parcels 3-4-9 and 29-134-1 that are desired as open space.	Add a symbol or crosshatching on portions of Parcels 3-4-9 and 29-134-1 that are desired as open space.	Add all 4 parcels to the Open Space map in the POCD.
Implications for preserving <u>portions of business parcels</u>	POCD text is supportive and can be cited when seeking grants.	POCD text and map are supportive and can be cited when seeking grants.	POCD text and map are supportive and can be cited when seeking grants.	POCD text and map are supportive and can be cited when seeking grants.
Implications for preserving <u>full business parcels</u>	A landowner can still chose to preserve their land, but POCD would not be supportive of grant funding to help preserve.	A landowner can still chose to preserve their land, but POCD would not be supportive of grant funding to help preserve.	A landowner can still chose to preserve their land; PZC can consider support for grants on a case-by-case basis.	POCD text and map are supportive and can be cited when seeking grants.

I recommend incorporating the Open Space Plan by reference with a caveat that where there are inconsistencies, the Planning and Zoning Commission will look to the POCD for guidance.

Attachment B



Attachment C

