

**TOWN OF VERNON
Planning & Zoning Commission (PZC)
Minutes – Regular Meeting
Thursday, December 1, 2011, 7:00 PM
Council Chambers, Third Floor
Memorial Building
14 Park Place
Rockville/Vernon, CT**

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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, Victor Riscassi, William Roch and Harry Thomas.
- ◆ **Alternate Members Present:** None
- ◆ **Staff Present:** Leonard Tundermann, Town Planner, Shaun Gately, EDC, Terry McCarthy, Town Engineer
- ◆ **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”

- ◆ **Charles Bardes, seconded by Stanley Cohen moved a Motion to Adopt the Agenda. Motion carried unanimously.**

2.2 Communications received NOT related to Agenda items

- ◆ **Letter from State of Connecticut, Department of Transportation, Re: Vernon Community Arts Center, dated November 14, 2011.**

2.3 Acceptance of Minutes

- ◆ **None**

3. Public Hearings

3.1 Application [PZ-2011-15] of Aisen Tena (Beni’s Restaurant) for a Special Permit for an Outdoor Patio and parking at #1280 Hartford Turnpike (Assessor’s ID: Map # 46, Block #0068, Lot/Parcel #00056)

- ◆ **Leonard Tundermann, Town Planner read the Legal Notice into the Record.**
- ◆ **Beni Tena, 148 Lisa Driv, South Windsor, CT, Applicant:**
- ◆ **Eldridge Yost, 18 South Point Road, Webster, MA representing the applicant:**
 - ◆ **Looking for approval to extend existing patio area to add 350 sq/ft**
 - ◆ **Looking for approval to add eighteen (18) parking spaces & 1 handicap space:**
 - ◆ **Requesting Special Permit for increased impervious coverage greater than 60%:**
- ◆ **Chester Morgan/Francis Kaplan questioned installation of impervious area. Mr. Tena explained mistake in installing pavent at the site.**
- ◆ **William Roch questioned if the expanded patio would match.**
- ◆ **Mr. Tena indicated that the design would match to allow for separating distance from main doors in seating area for outdoor smokers.**
- ◆ **Staff Comment:**

- ◆ Terry McCarthy, Town Engineer indicated that the South West parking was suppose to be gravel but was paved and additional paving in the southeast corner of the site which exceeded the 60% maximum lot coverage.
- ◆ Victor Riscassi questioned the curbing for drainage on site.
- ◆ Terry McCarthy, Town Engineer indicated the paving was pitched to utilize the existing catch basin.
- ◆ Leonard Tundermann, Town Planner indicated that the total parking on the map should indicate sixty-one (61) parking spaces due to loss of spaces due to the patio expansion.
- ◆ Five (5) minute recess @ 7:22 P.M.
- ◆ Meeting reconvened at 7:27 P.M.
- ◆ Francis Kaplan, seconded by Victor Riscassi moved a motion to Approve with stipulations:
 - Parking spaces are reduced from sixty-three (63) to sixty-one (61).
 - ◆ Charles Bardes – Yes
 - ◆ Francis Kaplan – Yes
 - ◆ Victor Riscassi – Yes
 - ◆ Stanley Cohen – Yes
 - ◆ Harry Thomas – Yes
 - ◆ William Roch – Yes
 - ◆ Chester Morgan – Yes.
- ◆ Motion carried unanimously.

3.2 Application [PZ-2011-161 of Beth Browne for a Special Permit to operate a Dog Grooming and Training Business (Dog Essentials, LLC) at #500 Talcottville Road (Ste. 5) (Assessor's ID: Map #09, Block #01ST, Lot/Parcel #0021C)

- ◆ Leonard Tundermann, Town Planner read the Legal Notice into the Record.
- ◆ Beth Browne, 213 Regan Road, Unit 10, Vernon, Applicant:
 - Proposing a dog training facility:
- ◆ Staff Input:
 - Leonard Tundermann, Town Planner:
 - Granted a Variance for 300' distance for a Kennel from a Residential Zone:
 - Indicated the commission could find compliance with Special Permit criteria of Section 17.3;
 - Added stipulation prohibiting boarding of dogs at the site.
 - Terry McCarthy, Town Engineer – No comment:
 - Leonard Tundermann, Town Planner suggested that the commission determine disposition of dog waste.
 - Beth Browne indicated that she would have a dedicated dumpster for waste removal.
- ◆ Victor Riscassi questioned noise control for adjacent tenants. Applicant spoke to opposite business hours of adjacent tenants.
- ◆ Five minute recess at 7:45 P.M.
- ◆ Meeting reconvened at 7:50 P.M.
- ◆ Charles Bardes, seconded by Harry Thomas moved a Motion to approve the Application for a Special Permit and compliance with section 17.3;
 - 4 – Approval of this proposed operation will require bagging of trash prior to placement in the dumpster. A protocol need to be established for dog waste removal.
 - Charles Bardes – Yes
 - Francis Kaplan – Yes

- **Victor Riscassi – Yes**
- **Stanley Cohen – Yes**
- **Harry Thomas – Yes**
- **William Roch – Yes**
- **Chester Morgan – Yes**

◆ **Motion carried unanimously.**

4. Old Business

◆ **None**

5. New Business.

5.1 Receipt of Applications:

5.1.1 Application [PZ-2011-18J of Raymond Crossen for a Special Permit to construct a sign for the Restaurant Peking House at #176 Union Street (Assessor's ID: Map #22, Block #52, Lot/Parcel #7)

◆ **Stanley Cohen, seconded by Harry Thomas moved a motion to receive and schedule a Public Hearing on December 15, 2011. Motion carried unanimously.**

6. Other Business

6.1 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.

6.1.1 Discussion of Draft LID Regulations

◆ **Charles Bardes spoke to Low Impact Development (LID):**

- **Working with the Friends of the Hockanum Linear Park to create LID regulations:**
 - **Three (3) meetings have taken place;**
 - **Members from the PZC, CC, IWC and local residents;**
 - **Developing recommended regulations to present to the necessary commission for adoption.**
- **Victor Riscassi indicated that a determination would need to be made if they are a recommendation or a requirement. Commission may need to look at possible incentives to assist in the development.**

6.1.2 Discussion Relative to the Zoning Regulation rewrite

- ◆ **Chester Morgan spoke to proposed changes to regulation presented by former Mayor Jason L. McCoy.**
 - **Public Hearing is set for January 19, 2012;**
 - **Testimony would be allowed only on the changes that were submitted in the application.**
- ◆ **Leonard Tundermann, Town Planner was requested by the commission to begin the Request for Proposals (RFP)/Request for Qualifications (RFQ) to assist the commission with the complete review of the Town Zoning Regulation.**

7. Adjournment.

- ◆ **William Roch, seconded by Charles Bardes moved a motion to adjourn. Motion carried unanimously.**
- ◆ **Meeting adjourned at 8:20 P.M.**

**James Krupienski
Recording Secretary**