

Town Clerk

**TOWN OF VERNON  
Planning & Zoning Commission (PZC)  
Minutes – Regular Meeting  
Thursday, September 20, 2012, 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 7:00 P.M.**
- ◆ **Regular Members Present:** Chester Morgan, Francis Kaplan, Charles Bardes, Harry Thomas Victor Riscassi, William Roch and Dan Anderson.
- ◆ **Alternate Members Present:** Ron Scussel and Richard Dias. Richard Dias to sit for William Dan Anderson. Thomas Voss (7:03 P.M.)
- ◆ **Staff Present:** Leonard Tundermann, Town Planner
- ◆ **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"

- ◆ **Francis Kaplan, seconded by Harry Thomas moved a Motion to Adopt the Agenda. Motion carried unanimously.**
  - **Charles Bardes added discussion of LID Regulations and possible integration to the existing Zoning Regulations.**

2.2 Communications received NOT related to Agenda items

- ◆ **PZC Approval of Modification of Application PZ-2012-24 of Capstone Builders Inc for a 16 lot Single-Family, Residential Resubdivision on Grier Road.**
- ◆ **Memorandum from Shaun Gately, Economic Development Coordinator, dated September 11, 2012, regarding Application PZ-2012-17 for site improvements at 793 Talcottville Road.**
- ◆ **Memorandum from Shaun Gately, Economic Development Coordinator, dated September 11, 2012, regarding Application PZ-2012-18 for site improvements at 704 Talcottville Road.**

2.3 Acceptance of Minutes

- ◆ **Victor Riscassi, seconded by Charles Bardes moved a motion to adopt the Regular Meeting minutes of August 16, 2012. Motion carried unanimously.**
- ◆ **Adoption of the Regular Meeting minutes of September 6, 2012 moved to October 4, 2012.**

3. Public Hearing

3.1 Continued the hearing for Application [PZ-2012-15j] of Terry & Louise Kennedy for a Special Permit to convert a two family dwelling into a three family dwelling at #92-94 Village Street (Assessor's LD: Map #23, Block #0093, Lot/Parcel #00035)

- ◆ **Shaun Kennedy, Son of the Applicant, 35 Cemetedry Road, Willington:**

- ◆ **Chester Morgan review previous actions and issues taken on August 16, 2012.**
- ◆ **Shaun Kennedy:**
  - **Requested previous continuance to allow for time to arrange for possible purchase of adjacent vacant land to meet the zoning regulations.**
  - **Spoke with Director Jeffrey Arn, Vernon Housing Authority.**
  - **Waiting on pricing for adjacent parcel back from a Realtor to the Board.**
  - **Requesting extension to the statutory deadline of 35 days to keep the Public hearing open.**
- ◆ **Charles Bardes, seconded by Harry Thomas moved a Motion to Accept the continuance of 35 days. Motion carried unanimously.**

4. Other Business

4.1 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.

4.1.1 Discussion of LID Regulations and possible integration to the existing Zoning Regulations

- ◆ **Charles Bardes reviewed possible integration of LID regulations into the Zoning Regulations.**
- ◆ **Commission received relative materials to LID discussion.**
  - **Municipal Guide to Low Impact Development.**
  - **Presentation from 2011 from Fuss & O’Neill.**
  - **PZC minutes of November 4, 2010;**
  - **Vernon Land Use Workshop: LID Regulation in the Tankerhoosen River Watershed, dated June 10, 2008.**
- ◆ **Additional detail on integration to be presented at next meeting.**

5. Adjournment.

- ◆ **Harry Thomas, seconded by William Roch moved a Motion to Adjourn. Motion carried unanimously**
- ◆ **Meeting Adjourned at 7:12 P.M.**

James Krupienski  
Recording Secretary