

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Regular Meeting - Minutes
Thursday, November 15, 2012, 7:00 PM
Council Chambers, Third Floor
Memorial Building
14 Park Place
Rockville/Vernon, CT

RECEIVED
VERNON TOWN CLERK
12 NOV 21 AM 8:39

1. Call to Order & Roll Call

- ◆ **Meeting was called to order at 7:02 P.M.**
- ◆ **Regular Members Present:** Chester Morgan, Francis Kaplan, Charles Bardes, Harry Thomas Victor Riscassi, and Dan Anderson.
- ◆ **Alternate Members Present:** Ron Scussel. Ron Scussel to sit for William Roch.
- ◆ **Staff Present:** Leonard Tundermann, Town Planner, Shaun Gately, Economic Development Coordinator
- ◆ **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 as Amended through November 15, 2012. Motion carried unanimously.**

2.2 Communications received NOT related to Agenda items

- ◆ **PZC Approval of Special Permits/Site Plan of Development/Location Approval for the Stop & Shop Supermarket Company at #793 Talcottville Road.**

2.3 Acceptance of Minutes

- ◆ **Adoption of the Regular Meeting minutes of November 1, 2012 moved to the December 6, 2012 meeting.**

3. Public Hearings

3.1 Application [PZ-2012-19] of Northern CT. Land Trust to Rezone Open Space Properties to Vernon's Open Space Zone at 26 Main Street, (Assessor's ID: Map #02, Block #0 156, Lot/Parcel #00008D), Valley Falls Road, (Assessor's ID: Map #35, Block #0 143, Lot/Parcel #0003C), Meadowlark Road, (Assessor's ID: Map #26, Block #0065, Lot/Parcel #0002D), 175 Hatch Hill Road, (Assessor's ID Map #51, Block #0138, Lot/Parcel #003B1) 247 Brandy Hill Road, (Assessor's ID Map # 55, Block #0 137, Lot/Parcel #00003) 406 Bolton Road (Assessor's LID: Map #55, Block #0 137, Lot/Parcel #00004) and 428 Bolton Road (Assessor's ID: Map #55, Block #0 137, Lot/Parcel #00035).

- ◆ **Leonard Tundermann, Town Planner read the Legal Notice into the record.**

Public Notice
Town of Vernon

The Vernon Planning & Zoning Commission (PZC) will hold the following public hearing at its regular meeting at 7:00 PM on Thursday; November 15,

2012, in the Town Hall Council Chambers on the Third Floor at 14 Park Place, Rockville/Vernon:

Application [PZ-2012-19] of Northern CT. Land Trust to Rezone Open Space Properties to Vernon's Open Space Zone at 26 Main Street, (Assessor's ID: Map #02, Block #0156, Lot/Parcel #00008), Valley Falls Road, (Assessor's ID: Map #35, Block #0143, Lot/Parcel #0003C), Meadowlark Road, (Assessor's ID: Map #26, Block #0065, Lot/Parcel #0002D), 175 Hatch Hill Road, (Assessor's ID Map #51, Block #0138, Lot/Parcel #003B1) 247 Brandy Hill Road, (Assessor's ID) Map # 55, Block #0137, Lot/Parcel #00003) 406 Bolton Road (Assessor's ID: Map #55, Block #0137, Lot/Parcel #00004) and 428 Bolton Road (Assessor's ID: Map #55, Block #0137, Lot/Parcel #00035).

This PZC application is available for inspection by the public in the office of the Planning Department Vernon Town Hall, 55 West Main Street Rockville, CT.

**Chester Morgan, Chairperson.
Planning & Zoning Commission (PZC)**

- ◆ **Leonard Tundermann, Town Planner reviewed the specifics of the Zone and Staff memorandum dated November 8, 2012.**
 - **Northern Connecticut Land Trust has given permission to the Conservation Commission to seek protection and inclusion in the Open Space Zone.**
 - **Dan Anderson questioned comments received from the North Central District Health Department (NCDHD) relative to area septic systems.**
 - **Leonard Tundermann, Town Planner indicated that none of the parcels would be utilized for septic system repairs to existing area homes.**
 - **Public Comment – None**
 - **Public Input – None**
 - **Public Hearing was closed.**
 - **Charles Bardes, seconded by Harry Thomas moved a Motion to approve the Application and determined consistency with the POCD. Motion carried unanimously.**
- 3.2 **Application [PZ-2012-20] of Blendi Lluhani (Jafer's Tire, LLC) for a Site Plan of Development for a Tire Repair Shop at 54 Windsor Aye. (Assessor's ID: Map #22, Block #0030, Lot/Parcel #00044)**

- ◆ **Leonard Tundermann, Town Planner read the Legal Notice into the record.**

**Public Notice
Town of Vernon**

The Vernon Planning & Zoning Commission (PZC) will hold the following public hearing at its regular meeting at 7:00 PM on Thursday; November 15, 2012, in the Town Hall Council Chambers on the Third Floor at 14 Park Place, Rockville/Vernon:

Application [PZ-2012-20] Blendi Lluhani (Jafer's Tire, LLC) for a Site Plan of Development for a Tire Repair Shop at 54 Windsor Ave. (Assessor's ID: Map #22, Block #0030, Lot/Parcel #00044)

This PZC application is available for inspection by the public in the office of the Planning Department Vernon Town Hall, 55 West Main Street Rockville, CT.

*Chester Morgan, Chairperson.
Planning & Zoning Commission (PZC)*

- ◆ **Blendi Lluhani, 54 Windsor Avenue, Owner:**
 - Requesting to open a small tire repair shop at 54 Windsor Avenue.
- ◆ **Staff Input:**
 - **Leonard Tundermann, Town Planner:**
 - The Traffic Authority would require review based on supplied plan; indicated that parking would not be allowed within ten (10') feet of the property lines.
 - Fire Marshal was concerned with tire storage and potential fire danger, requested more information.
 - North Central District Health Department (NCDHD) was concerned with proximity to area wells near proposed use and runoff; mosquito breeding could become an issue with sitting tires.
 - During the Staff Review Meeting suggestions were made to utilize a Professional Engineer for a complete Site Plan of Development. Suggested granting of an extension to allow for the applicant to gather the required information.
 - Dan Anderson suggested contacting the Economic Development Coordinator for a possible location suitable for the proposed use.
 - Charles Bardes stated for the record that the approval of a continuance should not be considered an endorsement of the proposed use.
- ◆ **Public Input – None**
- ◆ **Public Comment:**
 - Roseanne Bill, 272 Carpentry Road, Coventry:
 - Questioned hours of operation; site lighting; parking for service vehicles; Noise levels can be of concern; Concerned with possible runoff for additional impervious area; suggested possible buffer or shielding from the business.
- ◆ **Rebuttal & Summation – None**
- ◆ **Ron Scussel, seconded by Charles Bardes moved a motion to continue the application to the December 20, 2012 meeting. Motion carried unanimously.**

3.3 Application [PZ-2012-21] of Kevin Zahner and Andrew Luginbuhl dba Harlow Properties LLC to subdivide property containing two buildings into two parcels containing one building each at 10 Harlow Street (Assessor's ID: Map #23, Block #0054, Lot/Parcel #00021)

- ◆ **Leonard Tundermann, Town Planner read the Legal Notice into the record.**

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Town of Vernon*

The Vernon Planning & Zoning Commission (PZC) will hold the following public hearing at its regular meeting at 7:00 PM on Thursday; November 15, 2012, in the Town Hall Council Chambers on the Third Floor at 14 Park Place, Rockville/Vernon:

Application [PZ-2012-21] of Kevin Zahner and Andrew Luginbuhl dba Harlow Properties LLC to subdivide property containing two buildings into two parcels containing one building each at 10 Harlow Street (Assessor's ID: Map #23, Block #0054, Lot/Parcel #00021)

This PZC application is available for inspection by the public in the office of the Planning Department Vernon Town Hall, 55 West Main Street Rockville, CT.

*Chester Morgan, Chairperson.
Planning & Zoning Commission (PZC)*

- ◆ Rachel Dearborn, Landmark Surveys LLC for the applicant.
 - Requesting to split the existing lot which houses and apartment building and a single family home.
 - Cross-access easements would be granted for both properties for parking and utilities use.
- ◆ Victor Riscassi questioned the location of parking for the existing home.
- ◆ Rachel Dearborn indicated that an existing shared driveway leads to the parking area in-between the rear walls of the existing structures.
- ◆ Staff Input:
 - Leonard Tundermann, Town Planner:
 - Fire Marshal requested signage on each structure relative to location of utility services and where they are managed from.
 - Reviewed current lot coverage requirement based on discussion with the Town Attorney.
- ◆ Public Input – None
- ◆ Public Comment – None
- ◆ Rebuttal & Summation – None
- ◆ Public Hearing was closed at 7:45 P.M.
 - Harry Thomas, seconded by Victor Riscassi moved a Motion to Approve Application [PZ-2012-21] of Kevin Zahner and Andrew Luginbuh dba Harlow Properties LLC to subdivide property containing two buildings into two parcels containing one building each at 10 Harlow Street (Assessor's ID: Map #23, Block #0054, Lot/Parcel #00021). Motion carried unanimously.

4. Other Business

4.1 Receipt of Application

4.1.1 Application [PZ-2012-22] of Peter D'Addeo dba Commercial Services Realty for a Site Plan of Development and Special Permit to construct a multi-tenant commercial building at 444 Hartford Turnpike (Assessor's ID: Map # 11, Block #0014, Lot/Parcel #0004A)

- ◆ Harry Thomas, seconded by Charles Bardes moved a Motion to Receive and Schedule a Public Hearing on December 6, 2012. Motion carried unanimously.

4.2 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.

5. Adjournment.

- ◆ Harry Thomas, seconded by Francis Kaplan moved a Motion to Adjourn. Motion carried unanimously
- ◆ Meeting Adjourned at 7:49 P.M.

James Krupienski
Recording Secretary