

Town Clerk

TOWN OF VERNON  
Planning & Zoning Commission (PZC)  
Regular Meeting - Minutes  
Thursday, December 20, 2012, 7:00 PM  
Council Chambers, Third Floor  
Memorial Building  
14 Park Place  
Rockville/Vernon, CT

RECEIVED  
VERNON TOWN CLERK  
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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, Harry Thomas, William Roch and Dan Anderson.
- ◆ Alternate Members Present: Ron Scussel, and Thomas Voss. Thomas Voss to sit for Victor Riscassi.
- ◆ Staff Present: Leonard Tundermann, Town Planner, 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 #4 "Other Business"

- ◆ Charles Bardes, seconded by Harry Thomas moved a Motion to Adopt the Agenda as amended to December 20, 2012. Motion carried unanimously.

2.2. Communications received NOT related to Agenda items

- ◆ PZC Approval of Application PZ-2012-19 of the Northern Connecticut Land Trust to rezone its properties from residential to Open Space at #26 Main Street, Valley Falls Road, Meadowlark Road, 175 Hatch Hill Road, 247 Brandy Hill Road, 406 Bolton Road, and 428 Bolton Road.
- ◆ PZC Approval of Subdivision of property at #10 Harlow Street.
- ◆ The Connecticut Landscape Architect Newsletter, Fall 2012.

2.3. Acceptance of Minutes

- ◆ Charles Bardes, seconded by William Roch moved a motion to adopt the Regular Meeting minutes of November 1, 2012 with the following amendment.
  - Section 3.1(d) Categorically exempt from LID mandates those projects consisting solely of a single one or two-family dwelling, but in such instances recommend application of simple LID measures.
- ◆ Motion carried unanimously.
- ◆ Charles Bardes, seconded by William Roch moved a motion to adopt the Regular Meeting minutes of November 15, 2012. Motion carried unanimously.

2.4. CGS 8-24 Referral, 8 Maple Street

- ◆ Leonard Tundermann, Town Planner indicated that the house has been raised and was taken through foreclosure.
- ◆ Charles Bardes, seconded by Harry Thomas made a favorable referral to the Town Council. Motion carried unanimously.

3. Public Hearings

3.1. Continued Hearing for 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 Ave. (Assessor's ID: Map #22, Block #0030, Lot/Parcel #00044)

- ◆ Memorandum was received from the applicant requesting that the application be withdrawn.
- ◆ Commission accepted the withdrawal of the application.

3.2. 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)

- ◆ 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, December 20, 2012, in the Town Hall Council Chambers on the Third Floor at 14 Park Place, Rockville/Vernon;*

*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)*

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

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

- ◆ Leonard Jacobs, 56 Deepwood Drive – representing the applicant:
  - ◆ Also Present - Derek Pacheco, Peter D'Addeo & Rob Baltramaitis, PE:
- ◆ Has received approvals from:
  - Design Review Commission
  - Traffic Authority – Three (3) recommendations made and applicant was in agreement with them.
  - Proposing a 8,200 sq/ft retail building;
  - Dunkin Donuts at 448 Hartford Turnpike will relocate to the new facility.
  - Requesting Special Permits:
    - Drive-up windows on East and West side of the building.
    - Secondary window to service a proposed Bank or Credit Union.
    - Proposing more than forty (40) off-street parking spaces.
    - Special Permit for message board.
    - Plans have been revised to show a proposed sidewalk along Hartford Turnpike.
    - Rear pylon sign located on site will be utilized
- ◆ Rob Baltramaitis, Professional Engineer:
  - Site is approximately 2 acres comprising two (2) parcels;

- Consolidating curbcuts from three (3) to two (2).
- Full bi-directional ingress/egress.
- West, South and East sides of the building will have signage to indicate one-way counter-clockwise flow through the site.
- Drive-thru lanes have an additional lane for bypass of site traffic.
- Site would be subject to an Encroachment permit by the State Department of Transportation.
- Grading & Utilities:
- Utilities are located in Route 30 and Pole on site.
- Storm Water Management Plan designed to meet 2002 guidelines.
- Proposing two (2) stormwater detention basins.
- Runoff pavement to vegetated swales to water basin for infiltration.
- Landscaping & Lighting:
- Utilizing Hardy native species outlined on proposed site plans.
- Reviewed Photometric Lighting Plan.
  - Utilizing shielded full cut-off lights.
  - Four (4) poles proposed for the site.
  - Utilizing standards Erosion & Sediment Control measures during development.
  - Utilizing hydroseeding to minimize possible site runoff.
- Reviewed Traffic Impact Plan:
  - Expects the site to continue at a Level of Service (LOS) B with limited impact to the roadway.
- ◆ Harry Thomas questioned electrical transformer protection from site traffic.
- ◆ Rob Baltramaitis indicated that the transformer is located 15' off the pavement and protected by bollards.
- ◆ Harry Thomas questioned impact to Route 84 from Light spillover from the site.
- ◆ Rob Baltramaitis indicated that the rear of the site should have no spillover to Route 84.
- ◆ Dan Anderson questioned the placement of site signage.
- ◆ Rob Baltramaitis indicated that revised plans show the utilization of the rear pylon sign and front sign was removed.
- ◆ Dan Anderson questioned permit for message board for drive-up window.
- ◆ Rob Baltramaitis indicated that the message board requested was for the Dunkin Donuts menu board.
- ◆ Francis Kaplan questioned impact from the proposed bank to the Dunkin Donuts drive-thru lane.
- ◆ Rob Baltramaitis reviewed the traffic movement on the site.
- ◆ Charles Bardes questioned placement of the truck loading area.
- ◆ Rob Baltramaitis indicated that a bump-out is being utilized to keep the two (2) bypass lanes clear during deliveries.
- ◆ Staff Input:
- ◆ Leonard Tundermann, Town Planner reviewed application comments:
  - North Central District Health Department will require floor plans for all food establishments, menus, equipment cut sheets and grease trap approval. Currently no approval paperwork for existing well on the property showing the well has been abandoned.
  - Design Review Commission has requested review of future tenant signage.

- Police Chief James Kenny supplied a memorandum, dated December 18, 2012 with three (3) stipulations:
  - Sidewalks to be installed to adjoining properties by developer.
  - The developer to blend curbing for front parking lot to accommodate fire apparatus access to be approved by Fire Marshal.
  - Parking lot roadway signage to be installed at rear of building to show drive thru and by-pass lanes.
- Complies with area and yard requirements for the Commercial Zone.
- Suggested possible sharing or pass-thru lane for cross-property access.
- Leonard Jacobs indicated that Peter D'Addeo spoke with the Shell Station owner and they were not interested.
- ◆ Terry McCarthy, Town Engineer:
  - Two (2) detention basins as developed with hold 100 year storm.
  - Wood rails will be installed around the detention basins.
  - No impact to existing sitelines.
  - Sidewalk will be owned by the Town but approved by the State Department of Transportation.
- ◆ Recess at 8:12 P.M.
- ◆ Meeting reconvened at 8:25 P.M.
- ◆ Intervenor – None
- ◆ Public Input (8:26 P.M.)
  - None
- ◆ Public Testimony (8:26 P.M.)
  - Watson C. Bellows Jr., 52 Huntington Drive:
    - In opposition to the development;
    - Spoke to Special Permit criteria – Drive thru would cause hazardous conditions and nuisance.
    - Plan of Conservation & Development (POCD):
      - Pages 100-101 – Rt 30 & Rt 83 are determined as minor arterial roads.
      - Pages 102-103 -Access management suggests limiting curbcuts to major arterial roads.
      - Requested denial of drive-thru special permits based on traffic impact and accidents in the area.
- ◆ Additional Staff Input
  - None
- ◆ Rebuttal & Summation
  - Leonard Jacobs indicated that he did not believe that the drive-thru would create a major traffic generator for the site.
- ◆ Five (5) minute recess at 8:42 P.M.
- ◆ Meeting reconvened at 8:50 P.M.
- ◆ Rob Baltramaitis reviewed revised site plan and changes requested by the Traffic Authority.
  - Adjusted curb cuts for emergency vehicle apparatus.
  - Added sidewalks to the front of the site.
  - Lane use sign to indicate proper lane usage for queue and bypass lane.

- ◆ Leonard Jacobs spoke to possible connector lane between 448 Hartford Turnpike and 444 Hartford Turnpike.
- ◆ Discussion took place between the commission, applicant and staff regarding possible impact of the cross easement proposal.
- ◆ Public Hearing was closed at 9:02 P.M.
- ◆ Charles Bardes, seconded by William Roch moved a Motion to approve the application as Amended. (Attachment #2)
  - Charles Bardes requested Special Permits required for the application be listed in the Draft Motion. Leonard Tundermann indicated that they are added to the Approval letter sent to the applicant.
    - No reference to the second drive-thru relative to banking only.
  - William Roch, seconded by Dan Anderson moved a motion to strike Stipulation #14 & #15. Motion carried unanimously.
  - Leonard Tundermann requested the addition of three (3) stipulations:
    - Signage for future tenants to be reviewed by the Design Review Commission.
    - All requirements of the North Central District Health Department shall be met.
    - The second drive-thru shall only be used for a financial institution.
- ◆ Motion carried unanimously on the Main Motion as Amended.

4. Other Business

4.1. Receipt of Application

- ◆ None

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.

- ◆ Harry Thomas requested a Point of Personal Privilege and was granted by the Chairman.
- ◆ Commissioner Thomas proposed the cancellation of the January 3, 2012 meeting be cancelled due to lack of membership necessary for Election of Officers.
- ◆ Discussion among the commissioners took place.
- ◆ Chairman Morgan chose to hold the meeting as scheduled.

5. Adjournment.

- ◆ Charles Bardes, seconded by William Roch moved a Motion to Adjourn. Motion carried. Harry Thomas and Francis Kaplan opposed.
- ◆ Meeting Adjourned at 9:16 P.M.

James Krupienski  
Recording Secretary