

Town Clerk

**TOWN OF VERNON
Planning & Zoning Commission (PZC)
Minutes – Regular Meeting
Thursday, October 4, 2012, 7:00 PM
Council Chambers, Third Floor
Memorial Building
14 Park Place
Rockville/Vernon, CT**

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VERNON TOWN CLERK
12 OCT 23 PM 2:31

1. Call to Order & Roll Call

- ◆ Meeting was called to order at 7:00 P.M.
- ◆ **Regular Members Present:** Francis Kaplan, Charles Bardes, Harry Thomas Victor Riscassi and William Roch.
- ◆ **Alternate Members Present:** Richard Dias and Thomas Voss. Richard Dias to sit for Dan Anderson. Thomas Voss to sit for Chester Morgan
- ◆ **Staff Present:** Leonard Tundermann, Town Planner, Terry McCarthy, Town Engineer, Shaun Gatley, 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"

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

2.2 Communications received NOT related to Agenda items

- ◆ **Withdrawal of Application PZ-2012-15.**

2.3 Acceptance of Minutes

- ◆ **Harry Thomas, seconded by Francis Kaplan moved a motion to adopt the Regular Meeting minutes of September 6, 2012. Motion carried unanimously.**
- ◆ **Francis Kaplan, seconded by Victor Riscassi moved a motion to adopt the Regular Meeting minutes of September 20, 2012. Motion carried unanimously.**

3. Public Hearings

3.1 Application [PZ-2012-17] of The Stop & Shop Supermarket company, LLC for a Site Plan of Development & Special Permit for the construction of a Fuel Facility at #793 Talcottville Road (Assessor's ID: Map # 07, Block #0002, Lot/Parcel #00079)

- ◆ **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 hearings at its regular meeting at 7:00 PM on Thursday, October 4, 2012, in the Town Hall Council Chambers on the Third Floor at 14 Park Place, Rockville / Vernon:

Application [PZ-2012-17] of The Stop & Shop Supermarket company, LLC for a Site Plan of Development & Special Permit for the construction of a Fuel Facility at #793 Talcottville Road (Assessor's ID: Map # 07, Block #0002, Lot/Parcel #00079)

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)*

- ◆ Tom Cote, Robinson & Cole; Taylor Dowdy, VHB
- ◆ Tom Cote
 - Proposing redevelopment of a leased parcel;
 - Proposing a five (5) island –ten pump fuel filling facility with attached kiosk
 - Design Review Commission approved unanimously on September 10, 2012;
 - No Inland Wetlands Commission review required;
 - Two (2) Special Permits – Sale of Gas; Excavation of material greater than 50 cubic yards;
 - Request for Location Approval pursuant to CGS §14-321 for Local Agency Approval to supply with State application;
 - Requesting waiver of sidewalks;
 - Police Chief James Kenny reviewed and considered prior review of signalized intersection with no further review required for proposed development;
- ◆ Taylor Dowdy, VHB;
 - Reviewed existing conditions on the site;
 - Total fuel storage of 40,000 gals – 30,000 gals regular fuel; 10,000 gals premium fuel;
 - Proposing two-way pump operation;
 - Small concrete dumpster pad and vending pad (air, vacuum & snacks);
 - Four (4) additional parking spaces near vending area;
 - Grading & Drainage:
 - Drains to existing catch basin in the DOT right-of-way;
 - Surface will drain to bio-retention area to an under drain system which connects to State drainage system;
 - System will be lined to prevent pollutants prior to leaving the site;
 - Landscape:
 - Significant landscaping proposed for the site;
 - Lot topography necessitated use of a pylon sign for roadway visibility;
 - Six (6) full cutoff pole lights proposed and well as under canopy lighting;
 - Canopy dimensions of 135' x 20' with logo details;
 - No materials will be processed on the site during excavation;
- ◆ Francis Kaplan questioned site access.
- ◆ Taylor Dowdy indicated that there would be two (2) entrances; one on Windsorville Rd and Talcottville Road (Rt. 83).
- ◆ Francis Kaplan questioned possible flooding impact.
- ◆ Taylor Dowdy indicated that the Biorentention pond would reduce the impact to flooding in the area.
- ◆ Site Plan adjustments based on Staff input:
 - Fire Hydrant moved adjacent to fuel island at request of the Fire Marshal;
 - Note clarification showing enclosure as stockade fence, corrected to show as an enclosure.
- ◆ Harry Thomas indicated discrepancy in canopy dimensions on the supplied plans.

- ◆ **Tom Cote indicated that updated sheets were supplied to Staff based on above changes.**
- ◆ **Staff Input:**
 - **Leonard Tundermann, Town Planner**
 - **Email from David Ignatowicz, WPCA Director:**
 - **Concerned with of the sanitary sewer trunk line and requested that WPCA personnel be on site during excavation and installation.**
 - **North Central District Health Department (NCDHD) indicated only prepared foods at the kiosk.**
 - **Design Review Commission approved design specifications.**
 - **Fire Marshal requested relocation of proposed fire hydrant.**
 - **Police Chief determined Traffic Authority review was not required.**
 - **Sidewalks are a requirement unless waived by the commission. POCD designated the area as High Priority.**
 - **Special Permit requirement are satisfied.**
 - **Harry Thomas was concerned with the lack of sidewalks connecting to the Stop and Shop Supermarket.**
 - **Leonard Tundermann, Town Planner indicated that the supermarket parcel was not park of the proposed development.**
 - **Terry McCarthy, Town Engineer**
 - **Roof drains on the proposed canopy drain to the left of the bioretention basin.**
 - **Requested that Engineering be present during the installation of the 6" pipe.**
 - **Victor Riscassi questioned the installation of drainage under the Sanitary Sewer main trunk line.**
 - **Terry McCarthy, Town Engineer**
 - **Victor Riscassi suggested use of a sleeve for the drainage pipe to assist in future repairs.**
 - **Ten (1) minute recess at 7:40 P.M.**
 - **Meeting reconvened at 7:50 P.M.**
 - **Call for Intervenors – None**
 - **Public Correspondence – None**
 - **Public Testimony – None**
 - **Additional Staff Comment – None**
 - **Rebuttal & Summation – None**
 - **Public Hearing was closed at 7:52 P.M.**
 - **Francis Kaplan, seconded by William Roch moved a motion to waive sidewalks. Motion carried. Victor Riscassi abstained.**
 - **Francis Kaplan, seconded by Harry Thomas moved a motion to approve the Site Plan of Development & Special Permits and compliance with §17.3. Motion carried. Victor Riscassi abstained.**
 - **Francis Kaplan, seconded by Richard Dias moved a Motion to for Location Approval pursuant to CGS §14-321. Motion carried. Victor Riscassi and Harry Thomas abstained.**

3.2 Application [PZ-2012-18] of David Olender for the Olender Family Limited Partnership for Modification of a Site Plan of Development and Special Permit for construction of an 8,900 s.f.

automotive repair facility in an aquifer protection area at #704 Talcottville Road (Assessor's ID: Map #07, Block #0025, Lot/Parcel #000 14)

- ◆ 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 hearings at its regular meeting at 7:00 PM on Thursday, October 4, 2012, in the Town Hall Council Chambers on the Third Floor at 14 Park Place, Rockville / Vernon:

Application [PZ-2012-18] of David Olender for the Olender Family Limited Partnership for Modification of a Site Plan of Development and Special Permit for construction of an 8,900 s.f. automotive repair facility in an aquifer protection area at #704 Talcottville Road (Assessor's ID: Map #07, Block #0025, Lot/Parcel #00014)

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)*

- ◆ David Olender, Owner; Eric Peterson, Gardner & Peterson Associates:
- ◆ Eric Peterson:
 - Proposing 8,900 sq/ft addition;
 - Impervious coverage will remain below regulation threshold.
 - One (1) catch basin – collects from hill and roof drains. Adding one new catch basin for the new roof drains.
 - Special Permits – Development in an Aquifer Protection Zone; Addition within 200' of a residential structure; Structures exceeding 25,000 sq/ft; General Automotive Repairing (Existing).
 - Addition to match existing structure materials currently on site.
 - Requesting waiver of sidewalk requirement.
 - Erosion and Sediment Control – Silt fences will be installed during construction.
- ◆ Victor Riscassi questioned if damaged vehicle are being parked on existing gravel area.
- ◆ David Olender indicated that no damaged vehicles are parked in the gravel area.
- ◆ Staff Input:
 - Leonard Tundermann, Town Planner
 - One (1) additional Special Permit – Off-Street parking within 100' of a residential structure.
 - North Central District Health Department (NCDHD) approved. Septic system should be shown on presented plans.
 - Traffic Authority was not required to review.
 - Design Review Commission approved the design specifications.
 - Proximity to Aquifer Protection Zone – Eric Peterson indicated with 85' of the proposed addition and materials would not impact the aquifer.
 - Meet Special Permit requirements:
 - §17.3; §20.6.1.1 - §20.6.1.3; §20.8.1
 - Terry McCarthy, Town Engineer:
 - Development is with the Zoning requirement for impervious coverage;
 - Drainage connects to existing on-site system;

- ◆ **Five (5) minute recess at 8:23 P.M.**
- ◆ **Meeting reconvened at 8:30 P.M.**
- ◆ **Call for Intervenor – None**
- ◆ **Public Correspondence – None**
- ◆ **Public Testimony – None**
- ◆ **Additional Staff Comment – None**
- ◆ **Richard Dias questioned sloping of the shop floor area during garage washout. Eric Peterson indicated that it was sloped toward the catch basin.**
- ◆ **Public Hearing was closed at 8:33 P.M.**
- ◆ **Francis Kaplan, seconded by Harry Thomas moved a motion to Approve the Site Plan of Development, Special Permits and Aquifer Protection. Motion carried unanimously.**
- ◆ **William Roch, seconded by Harry Thomas moved a Motion to waive the requirement of sidewalks. Motion carried unanimously.**

4. New Business.

4.1 Receipt of Applications:

- ◆ **None**

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.

- ◆ **None**

6. Adjournment

- ◆ **William Roch, seconded by Richard Dias moved a Motion to Adjourn. Motion carried unanimously**
- ◆ **Meeting Adjourned at 8:37 P.M.**

James Krupienski
Recording Secretary