

Town clerk

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

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12 JUL -9 AM 11:02

1. Call to Order & Roll Call

- ◆ Meeting was called to order at 7:00 P.M.
- ◆ Regular Members Present: Chester Morgan (7:15 P.M.), Francis Kaplan, Charles Bard, Victor Riscassi, Harry Thomas and Dan Anderson.
- ◆ Alternate Members Present: Ron Scussel. Ron Scussel to sit for William Roch.
- ◆ 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"

- ◆ None

2.2 Communications received NOT related to Agenda items

- ◆ CT Landscape Architect , Spring 2012 Newsletter

2.3 Acceptance of Minutes

- ◆ Harry Thomas, seconded by Francis Kaplan moved a motion to Approve the May 17, 2012 Regular Meeting minutes. Motion carried unanimously.

3. Public Hearings

3.1 Application [PZ-2012-08] for Narcisa Rodas for a Zone Change from R-27 to Commercial at 89 Dobson Road (Assessor's ID: Map #2, Block #00 12, Lot/Parcel #00004)

- ◆ 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, June 7, 2012, in the Town Hall Council Chambers on the Third Floor at 14 Park Place, Rockville/Vernon:

Application [PZ-2012-08] for Narcisa Rodas for a Zone Change from R27 to Commercial at 89 Dobson Road (Assessor's ID: Map #2, Block #00 12, Lot/Parcel #00004)

This PZC application is available for inspection by the public in the office of the Town Clerk, Vernon Town Hall, 14 Park Place and the Planning Department, 55 West Main Street, Rockville, CT.

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

- ◆ Cesar Suarez, 89 Dobson Road – requesting zone change to put offices into the structure for training purposes.
- ◆ Victor Riscassi questioned possible future use for retail sales.
- ◆ Mr. Suarez indicated that no retail sale is proposed at the location.
- ◆ Harry Thomas questioned acceptance by surrounding neighbors. (See Public input)
- ◆ Victor Riscassi questioned utilizing ZR §4.4.4.1 instead of Zone Change. Leonard Tundermann, Town Planner indicated that he had suggested that option but the applicant chose the Zone Change.
- ◆ Staff Input:
 - Leonard Tundermann, Town Planner reviewed regulations to allow for proposed use in the Commercial Zone, 4.9.4;
 - Read comments from Eugene Orłowski, NCDHD relative to the application;
 - Reviewed Staff Comments dated July 31, 2012;
 - Ron Scussel questioned allowance to use current zoning for professional Office.
 - Leonard Tundermann, Town Planner indicated that the Owner of the Business must reside on the premises.
- ◆ Call for Intervenor – none
- ◆ Public Correspondence – None
- ◆ Public Input:
 - Richard Charette, 15 Pitkin Road – would request fencing be installed if granted zone change.
- ◆ Dan Anderson was concerned with Commercial Vehicles in the neighborhood.
- ◆ Rebuttal & Summation:
 - Cesar Suarez indicated that commercial vehicles would not be expected to visit the site.
- ◆ Public Hearing was closed at 7:28 P.M.
- ◆ Dan Anderson, seconded by Francis Kaplan moved a motion to deny the Application.
 - Dan Anderson – Concerned with erosion of the buffer between Commercial/Residential areas.
 - Francis Kaplan – Concerned with encroachment into Residential Area and parking at the site.
 - Victor Riscassi – stated that §4.9.1.1 lot requirement can not be met.
 - Harry Thomas – Felt presentation was not specific to reason for change.
- ◆ Francis Kaplan – Yes
- ◆ Victor Riscassi – Yes
- ◆ Harry Thomas – Yes
- ◆ Dan Anderson – Yes
- ◆ Charles Bardes – Yes
- ◆ Ron Scussel – Yes
- ◆ Motion to Deny carried unanimously.

- ◆ Recess at 7:35 P.M.
- ◆ Reconvened at 7:45 P.M.

3.2 Application [PZ-2012-09] of Todd Hany for a Special Permit to convert a single family dwelling into a two family dwelling at #12 Regan Street (Assessor's ID: Map #22, Block #0041, Lot/Parcel #00016)

- ◆ 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, June 7, 2012, in the Town Hall Council Chambers on the Third Floor at 14 Park Place, Rockville/Vernon:

Application [PZ-2012-09] of Todd Hany for a Special Permit to convert a single family dwelling into a two family dwelling at #12 Regan Street (Assessor's ID: Map #22, Block #0041, Lot/Parcel #00016)

This PZC application is available for inspection by the public in the office of the Town Clerk, Vernon Town Hall, 14 Park Place and the Planning Department, 55 West Main Street, Rockville, CT.

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- ◆ Todd Hany, Owner, 102 Summer Hill Drive, South Windsor:
 - Presented photos to the Commission of current conditions at the site.
 - Has spoken to Harry Boyko, Building Official regarding requirements of a two-family home.
- ◆ Francis Kaplan questioned reason for change to two-family. Mr. Hany indicated it was necessary to have second electrical meter installed.
- ◆ Staff Comment:
 - Leonard Tundermann, Town Planner indicated that the commission could find compliance with the Special Permit criteria §17.3 in granting an approval.
- ◆ Call for Intervenor – None
- ◆ Public Comment – None
- ◆ Public Testimony – None
- ◆ Rebuttal & Summation:
 - Todd Hany – requested approval of two-family classification to allow for proper listing of the property.
- ◆ Public Hearing was closed at 8:00 P.M.
- ◆ Charles Bardes, seconded by Ron Scussel moved a Motion to Approve the Special Permit based on compliance with §17.3.
- ◆ Charles Bardes – Yes
- ◆ Francis Kaplan – No
- ◆ Victor Riscassi – Yes
- ◆ Harry Thomas – Yes
- ◆ Dan Anderson – No
- ◆ Chester Morgan – Yes
- ◆ Ron Scussel – Yes
- ◆ Motion carried 5 to 2.

4. Old Business

- ◆ None

5. New Business.

5.1 Receipt of Applications:

- ◆ None

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.

- ♦ Leonard Tundermann, Town Planner reminded the LID subcommittee of the upcoming meeting scheduled for June 13, 2012 at 3:00 P.M., 55 West Main Street.

7. Adjournment.

- ♦ Charles Bardes, seconded by Francis Kaplan moved a Motion to Adjourn. Motion carried unanimously.
- ♦ Meeting adjourned at 8:05 P.M.

James Krupienski
Recording Secretary