

Town Clerk

Planning & Zoning Commission Draft Minutes 9-5-2013 1/3

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Minutes – Regular Meeting
Thursday, September 5, 2013, 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 7:02 P.M.**
- ◆ **Regular Members Present:** Charles Bardes, Chester Morgan, Victor Riscassi (7:03 PM), William Roch and Harry Thomas.
- ◆ **Alternate Members Present:** Ron Scussel and Richard Dias. Ron Scussel to sit for Francis Kaplan. Richard Dias to sit for Victor Riscassi. Richard Dias returned to Alternate at 7:03 P.M. Richard Dias was appointed to sit for Dan Anderson at 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 #4 "Other Business"

- ◆ **Chester Morgan, seconded by Harry Thomas moved a Motion to Adopt the Agenda as revised to September 5, 2013. Motion carried unanimously.**

2.2. Communications received NOT related to Agenda items

- ◆ **PZC-2013-12 Approval of Special Permits and a Site Plan of Development to construct a 1,227 sq ft addition to a commercial building, construct an expansion of the parking lot by 45 spaces, and undertake related changes in grading, drainage, landscaping, site lighting, and other site improvements on property at #1237 Hartford Turnpike.**
- ◆ **Memorandum from Maryellen M. Shuckerow, Chrysalis Center Inc, dated August 14, 2013.**

2.3. Acceptance of Minutes

- ◆ **Adoption of minutes was moved to the September 19, 2013 meeting.**

3. Public Hearings

3.1. Application (PZ-2013-13) of Olender Family Partnership for approval of a special permit to remove 500 cu. yd. of soil from property at 704 Talcottville Road (Assessor's ID: Map #07, Block #0025, Lot/Parcel #00014)

- ◆ **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, September 5,

2013, in the Town Hall Council Chambers on the Third Floor at 14 Park Place, Rockville/Vernon:

Application (PZ-2013-13) of Olender Family Partnership for approval of a special permit to remove 500 cu. yd. of soil from property 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, Vernon Town Hall, 55 West Main Street, Rockville, CT.

*Francis Kaplan, Chairperson
Planning & Zoning Commission*

- ◆ David Olender, Owner/Applicant
 - Requesting approval of a Special Permit for the removal of soil from the previous development on the site that was approved.
- ◆ William Roch questioned the need for the Special Permit approval.
- ◆ Leonard Tundermann, Town Planner indicated that the excess removal occurred after the plans were filed.
- ◆ Victor Riscassi questioned that Erosion and Sedimentation Controls being utilized at the site.
- ◆ Leonard Tundermann, Town Planner indicated that review conducted by the Senior Engineering Technician has shown satisfactory work at the site.
- ◆ Public Hearing was closed at 7:11 P.M.
- ◆ Harry Thomas, seconded by Chester Morgan moved a Motion to Approve PZ-2013-13 of Olender Family Partnership for approval of a special permit to remove 500 cu. yd. of soil from property at 704 Talcottville Road (Assessor's ID: Map #07, Block #0025, Lot/Parcel #00014). Motion carried unanimously.

4. Other Business

4.1. Schedule public hearing on Application (PZ-2013-14) of Hafiza Naheed for approval of a Special Permit and a site plan of development to convert an existing building to multifamily dwelling and construct a new building for multifamily dwellings on property at #25 Terrace Drive (Assessor's ID: Map #07, Block # 0037, Lot/Parcel #6044C)

- ◆ Leonard Tundermann, Town Planner indicated that he had spoken to the Town Attorney who had indicated that the commission could review the proposed application based upon its merits.
- ◆ Ron Scussel, seconded by Harry Thomas moved a motion to receive and schedule a Public Hearing on September 19, 2013, 2013. Motion carried unanimously.
- ◆ Commission requested that Staff prepare a Draft Motion for review at the meeting.

4.2. Receipt of Application(s)

Application (PZ-2013-15) of Rockville Bank for approval of a Special Permit for lot coverage and modification of a site plan of development to construct a 46'x36' addition (1,527 sf), reface the entire structure, and reconfigure the parking on leasehold property at 6 Pitkin Road (Assessor's ID: Map #02, Block #0011, Lot/Parcel #0016D)

- ◆ Chester Morgan, seconded by Victor Riscassi moved a motion to receive and schedule a Public Hearing on September 19, 2013. Motion carried unanimously.

4.3. Preliminary zoning regulations to establish and regulate design within a Rockville Village District Overlay Zone.

- ◆ **Leonard Tundermann, Town Planner reviewed the previous history leading up to the proposed draft regulations for a Rockville Village District Overlay Zone.**
 - **Create of the Overlay Zone would require referral to an Architectural Review Board (Design Review Advisory Commission).**
 - **Design Review Advisory Commission and Local Historic Properties Commission should review draft guidelines for comments.**
- ◆ **Discussion took place regarding the proposed regulations and the applicability to the referenced zoning sections.**
 - **Page 2 - §21.5.14 – It was suggested to remove 4.7.7 from the language.**
- ◆ **Suggestion was made to add a waiver provision to be utilized under special circumstances.**
- ◆ **Based upon the discussion of the commission the specific guidelines details should be utilized.**
- ◆ **Public Hearing would be required once the respective commissions have reviewed and finalized for presentation.**

4.4. 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.

- ◆ **Chairman Kaplan requested that the commission consider and change to the meeting time beginning in 2014 from 7:00 P.M. -10:00 P.M. to 7:30 P.M. – 10:30 P.M.**

5. Adjournment.

- ◆ **Chester Morgan, seconded by Harry Thomas moved a Motion to Adjourn. Motion carried unanimously.**
- ◆ **Meeting Adjourned at 7:37 P.M.**

**James Krupienski
Recording Secretary**