

Town Clerk

**TOWN OF VERNON
Planning & Zoning Commission (PZC)
Minutes – Regular Meeting
Thursday, February 21, 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 7:00 P.M.
 - ◆ **Regular Members Present:** Francis Kaplan, Chester Morgan, Charles Bardes, Harry Thomas and William Roch.
 - ◆ **Alternate Members Present:** Ron Scussel and Richard Dias. Ron Scussel to sit for Victor Riscassi. Richard Dias to sit for Dan Anderson.
 - ◆ **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 #3 "Other Business"
 - ◆ **Charles Bardes, seconded by Harry Thomas moved a Motion to adopt of the Agenda. Motion carried unanimously.**
 - 2.2 Communications received NOT related to Agenda items
 - Notice of the 65th Annual Conference of the CT Federation of Planning and Zoning Agencies March 14, 2013
 - CT Federation of Planning and Zoning Agencies Quarterly Newsletter, Winter 2013
 - PZC Approval of a Site Plan Modification for conversion of the former Roosevelt Mill to residential and commercial use on property at #215 and # 225 East Main Street (Assessor's ID: Map #45, Block #0123, Lot/Parcels #00016 and #00018)
 - Connecticut Land Use Law for Municipal Land Use Agencies, Boards, and Commissions to be held at Wesleyan University on Saturday, March 16, 2013.
 - 2.3 Approval of Minutes
 - ◆ Adoption of the Regular Meeting minutes of December 20, 2012 moved to the March 7, meeting.
 - ◆ Adoption of the Regular Meeting minutes of January 3, 2013 moved to the March 7, 2013 meeting.
 - ◆ Charles Bardes, seconded by Harry Thomas moved a Motion to adopt of the Regular Meeting minutes of January 17, 2013.
 - Correct spelling from Tomas to Thomas under the Adjournment motion.
 - ◆ Motion carried unanimously.
3. Other Business
 - 3.1 Request by Mark and Susan St. Germain for an extension to May 22, 2013, of the statutory deadline for filing the mylars for the Laurel Woods Subdivision, PZ-20 10-24.
 - ◆ Attorney Michael Bonanno, Jacobs, Walker, Basche & Rice, representing the Owner.

- Requested extension to file mylars to the longest extension allowed under the statues.
- Reviewed the previous application history.
- Applicant has held off filing of final mylars until the expiration of time for filing of 2nd appeal of the application.
- Requesting the maximum 180 day extension period from November 26, 2012 until May 22, 2013.
- Chester Morgan, seconded by William Roch moved a motion to approve the extension for filing of mylars until May 22, 2013. Motion carried. Harry Thomas opposed.

3.2 Review and possible adoption of the Vernon Low Impact Development Stormwater Quality Manual

- ◆ Charles Bardes reviewed the process behind the creation of the Low Impact Development Stormwater Quality Manual, March xx, 2013, that was presented to the commission for review and adoption.
 - LID guidelines would not be required for one single-family or two-family structure but would be suggested by staff to utilize LID if possible.
- ◆ Discussion took place regarding the exemption for individual structures and possible use of LID guidelines during development.
- ◆ Terry McCarthy, Town Engineer indicated that he had created a development checklist based on the Vernon Stormwater Quality Manual that is used in the application review process to suggest LID measures that could be utilized.
- ◆ Ron Scussel, seconded by Chester Morgan moved a motion to adopt the Vernon Stormwater Quality Manual.
 - Richard Dias, seconded by Chester Morgan proposed an amendment to page # 1 - *The Town of Vernon has made it a policy to require LID to the maximum extent practicable (MEP) for all projects that fall within current Town regulatory jurisdiction, but exempts stormwater regulatory review for single- and two-family dwellings on standalone lots (i.e., not part of a proposed subdivision).* Motion carried unanimously.
- ◆ Vote on Main Motion as amended carried unanimously.

3.3 Regulating the use of uniform temporary signs on commercial properties.

- ◆ Leonard Tundermann, Town Planner spoke to the issue of regulating temporary portable signs and difficulty in enforcement.
- ◆ William Roch indicated that he was in favor of uniformity in signage utilized.
- ◆ Chester Morgan suggested the Economic Development Coordinator, Shaun Gately give a presentation to the commission regarding the signage.
- ◆ Charles Bardes was in support of the Economic Development Coordinator presenting to the commission.
- ◆ Charles Bardes, seconded by Harry Thomas moved a motion to postpone action until after a presentation by Shaun Gately, Economic Development Coordinator.

3.4 Rescheduling of public hearing on Application PZ-2013-01 to March 7, 2013

- ◆ Chester Morgan, seconded by Harry Thomas moved a Motion to reschedule PZ-2013-01 to the March 7, 2013 meeting. Motion carried unanimously.

3.5 Possible change of meeting time

- ◆ Discussion took place regarding possible change of the Regular Meeting start and end times.
- ◆ Leonard Tundermann, Town Planner indicated that any change to the start or end times would require an amendment to the adopted By-Laws of the commission.
- ◆ The meeting start and end times were unchanged.

3.6 Receipt of Application(s)

- ◆ None

3.7 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.

- ◆ Commissioner Morgan indicated that he would not be in attendance at the March 7, 2013 meeting.
- ◆ Harry Thomas, seconded by Charles Bardes moved a motion to cancel the January 2, 2014 meeting. Motion carried unanimously,

4. Adjournment.

- ◆ Chester Morgan, seconded by Harry Thomas moved a Motion to Adjourn. Motion carried unanimously.
- ◆ Meeting Adjourned at 7:55 P.M.

James Krupienski
Recording Secretary