

Town Clerk

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Minutes – Regular Meeting
Thursday, April 18, 2013, 7:00 PM
Council Chambers, Third Floor
Memorial Building
14 Park Place
Rockville/Vernon, CT

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VERNON TOWN CLERK
13 MAY 10 AM 10:42

1 Call to Order & Roll Call

- ◆ Meeting was called to order at 7:01 P.M.
- ◆ Regular Members Present: Francis Kaplan, Charles Bardes, Dan Anderson, Victor Riscassi and William Roch.
- ◆ Alternate Members Present: Richard Dias
- ◆ 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"

2.2 Communications received NOT related to Agenda items

- ◆ Winter 2013 CLEARscapes Newsletter
- ◆ Approval letter of a Modification to a Site Plan of Development for property at #315 Hartford Turnpike, dated April 17, 2013.
- ◆ Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter, Spring 2013, Volume XVII, Issue 2.

2.3 Acceptance of Minutes

- ◆ Charles Bardes, seconded by Victor Riscassi moved a Motion to approve the Regular Meeting minutes of March 21, 2013. Motion carried unanimously.
- ◆ Charles Bardes, seconded by Victor Riscassi moved a Motion to approve the Regular Meeting minutes of April 4, 2013 as amended.
 - Correct Roll Call – Dane Anderson changed to Dan Anderson.
- ◆ Motion carried unanimously.

3 Public Hearings

3.1 Application of the Vernon Planning Department (PZ-2013-02) for changes to the Vernon Zoning Regulations to require consideration of Low Impact Development (LID) techniques pursuant to Vernon's adopted LID Stormwater Quality Manual in site design.

- ◆ 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, April 18, 2013, in the Town Hall Council Chambers on the Third Floor at 14 Park Place, Rockville/Vernon:

Application of the Vernon Planning Department (PZ-2013-02) for changes to the Vernon Zoning Regulations to require consideration of Low Impact Development (LID) techniques pursuant to Vernon's adopted LID Storm water Quality Manual in site design.

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

*Francis Kaplan, Chairperson
Planning & Zoning Commission (PZC)*

- ◆ Leonard Tundermann, Town Planner:
 - Proposed regulation changes were sent to Capital Region Council of Governments (CRCOG) and Windham Region Council of Governments (WinCOG).
 - Report was received back from CRCOG and read into the record, dated March 22, 2013. (Attachment #1)
 - Report was received from WinCOG and read into the record, dated April 3, 2013. (Attachment #2)
 - Memorandum was received from the Conservation Commission supporting proposed changes to the Zoning Regulations and read into the record. (Attachment #3)
 - Memorandum was received from the North Central Conservation District (NCCD) expressing support for proposed Zoning Changes and read into the record. (Attachment #4)
 - Reviewed the proposed changes as presented (Attachment #5)
- ◆ Proposed changes to the Zoning regulation were the result of the adopted Town of Vernon Low Impact Development Stormwater Quality Manual.
- ◆ Statutes require a finding of consistency with the adopted Town Plan of Conservation and Development.
 - Page #37 – Natural Resources supports supplied changes. (Attachment #6)
- ◆ Dan Anderson questioned impact to existing properties that would change use.
- ◆ Leonard Tundermann, Town Planner indicated that they would not impact a property unless site details would be changed under an application.
- ◆ Dan Anderson question impact to new residential development or roadway extension costs.
- ◆ Leonard Tundermann, Town Planner expects cost would decrease based on reduced paved area.
- ◆ Public Comment (7:28 P.M.)
 - Anne Letendre
 - Representing – The Friends of the Hockanum River Linear Park Committee.
 - Urged adoption for incorporation of LID principles for use in applications. (Attachment #7)
- ◆ Public Hearing was closed at 7:33 P.M.

- ◆ Charles Bardes, seconded by Victor Riscassi moved a Motion to approve Application PZ-2013-02. Motion carried unanimously.

3.2 Application of the Vernon Planning Department (PZ-2013-03) for changes to the Vernon Subdivision Regulations to require consideration of Low Impact Development (LID) techniques pursuant to Vernon's adopted LID Stormwater Quality Manual in subdivision design.

- ◆ 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, April 18, 2013, in the Town Hall Council Chambers on the Third Floor at 14 Park Place, Rockville/Vernon:

Application of the Vernon Planning Department (PZ-2013-03) for changes to the Vernon Subdivision Regulations to require consideration of Low Impact Development (LID) techniques pursuant to Vernon's adopted LID Stormwater Quality Manual in subdivision design.

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

*Francis Kaplan, Chairperson
Planning & Zoning Commission (PZC)*

- ◆ Leonard Tundermann, Town Planner:
 - Proposed regulation changes were sent to Capital Region Council of Governments (CRCOG) and Windham Region Council of Governments (WinCOG).
 - Report was received back from CRCOG and read into the record, dated March 22, 2013. (Attachment #1)
 - Report was received from WinCOG and read into the record, dated April 3, 2013. (Attachment #2)
 - Memorandum was received from the Conservation Commission supporting proposed changes to the Subdivision Regulations and read into the record. (Attachment #3)
 - Memorandum was received from the North Central Conservation District (NCCD) expressing support for proposed Subdivision Changes and read into the record. (Attachment #4)
 - Reviewed the proposed changes as presented (Attachment #8)
- ◆ Proposed changes to the Subdivision regulation were the result of the adopted Town of Vernon Low Impact Development Stormwater Quality Manual.
- ◆ Statutes require a finding of consistency with the adopted Town Plan of Conservation and Development.
 - Page #37 – Natural Resources supports supplied changes. (Attachment #6)
- ◆ Leonard Tundermann, Town Planner expects proposed changes would reduce subdivision costs due to reduced infrastructure.
- ◆ Ten (10) minute recess at 7:40 P.M.
- ◆ Meeting reconvened at 7:50 P.M.

- ◆ **Public Comment (7:51 P.M.)**
 - **Anne Letendre**
 - **Representing – The Friends of the Hockanum River Linear Park Committee.**
 - **Urged adoption for incorporation of LID principles for use in applications. (Attachment #7)**
- ◆ **Public Hearing was closed at 7:52 P.M.**
- ◆ **William Roch, seconded by Victor Riscassi moved a Motion to approve Application PZ-2013-03. Motion carried unanimously.**

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.

5 Adjournment.

- ◆ **William Roch, seconded by Charles Bardes moved a Motion to Adjourn. Motion carried unanimously.**
- ◆ **Meeting Adjourned at 7:53 P.M.**

James Krupienski
Recording Secretary