

Town Clerk

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Minutes – Regular Meeting
Thursday, June 20, 2013, 7:00 PM
Council Chambers, Third Floor
Memorial Building
14 Park Place
Rockville/Vernon, CT

RECEIVED
VERNON TOWN CLERK
13 JUL 18 PM 3:46

1. Call to Order & Roll Call

- ◆ **Meeting was called to order at 7:02 P.M.**
- ◆ **Regular Members Present:** Francis Kaplan, Chester Morgan, Harry Thomas, William Roch and Victor, Riscassi.
- ◆ **Alternate Members Present:** Richard Dias and Ron Scussel. Richard Dias to sit for Charles Bardes. Ron Scussell to sit for Dan Anderson.
- ◆ **Staff Present:** Leonard Tundermann, Town Planner, Shaun Gately, 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"

- ◆ **Harry Thomas, seconded by Richard Dias moved a Motion to approve the Agenda as revised to June 19, 2013. Motion carried unanimously.**

2.2 Communications received NOT related to Agenda items

- ◆ **PZC Approval of Special Permits for property at #42 West Main Street, Vernon, dated June 11, 2013.**
- ◆ **PZC Approval of Special Permit for property at #27 Hartford Turnpike, dated June 12, 2013.**

2.3 Acceptance of Minutes

- ◆ **Approval of June 6, 2013 minutes moved to the July 18, 2013 meeting.**

3. Public Hearings

3.1 Application (PZ-2013-08) of Hafiza Naheed for a change of zone from Commercial to Planned Residential Development for property at #25 Terrace Drive (Assessor's ID: Map #07, Block # 0037, Lot/Parcel #6044C)

- ◆ **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 20, 2013, in the Town Hall Council Chambers on the Third Floor at 14 Park Place, Rockville / Vernon:

Application (PZ-2013-08) of Hafiza Naheed for a change of zone from Commercial to Planned Residential Development for property at #25 Terrace Drive (Assessor's ID: Map #07, Block # 0037, Lot/Parcel #6044C)

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 (PZC)*

- ◆ **Stanley Seztowiski, representing the owner:**
 - Proposing to change current zoning from Commercial to Planned Residential Development for Multi-family units (10 Units).
 - Parcel was originally in the Planned Residential Development Zone currently in the Commercial Zone.
 - Plan to merge the two (2) existing lots for development.
 - Ten (10) units proposed in the existing structure and additional structural addition to add six (6) additional units.
- ◆ **Staff Comments:**
 - Leonard Tundermann, Town Planner reviewed his application memorandum.
- ◆ **Public Comment:**
 - Victor Antico, stated that individual was a friendly competitor and intentions were proper.
- ◆ **Harry Thomas, seconded by Richard Dias moved a motion to continue the application to the January 18, 2013 meeting. Motion carried. William Roch opposed.**

3.2 Application (PZ-2013-09) of Victor Antico/Trust Hospitality Company, LLC for a special permit to exceed the height limit of 35 feet and approval of a site plan of development to construct a 75 room extended stay hotel on property at #3 55, #3 59, and #361 Kelly Road (Assessor's ID: Map #02, Block #0004, Lots/Parcels #00085, #00084, and #00083)

- ◆ **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 20, 2013, in the Town Hall Council Chambers on the Third Floor at 14 Park Place, Rockville/Vernon:

Application (PZ-2013-09) of Victor Antico/Trust Hospitality Company, LLC for a special permit to exceed the height limit of 35 feet and approval of a site plan of development to construct a 75 room extended stay hotel on property at #355, #359, and #361 Kelly Road (Assessor's ID: Map #02, Block #0004, Lots/Parcels #00085, #00084, and #00083)

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 (PZC)*

- ◆ **Ozzie Torres,**

- Reviewed existing condition of the proposed lot(s).
- Proposing a Seventy (70) room hotel.
- Stormwater detention basin is proposed for discharge after treatment into existing drainage system of adjacent parcel.
- Reviewed proposed parking and site ingress/egress.
- Supplied wetlands plantings listing to the commission.
- Using proposed full cut-off lighting for the parking area.
- Reviewed Erosion and Sediment Control measures.
- ◆ Cheryl Newton, Architect
 - Plans were modified for reduced rooms from 75 to 70.
 - Reviewed color rendering of proposed structure.
- ◆ Chester Morgan questioned information in the Staff memorandum dated June 14, 2013 and issues with lighting details, drainage, dumpster enclosure, traffic study and site turning radius.
- ◆ Victor Antico indicated that they would be before the Traffic Authority on July 11, 2013.
- ◆ Chester Morgan suggested the applicant review the Conservation Commission memorandum dated June 19, 2013.
- ◆ Harry Thomas questioned the height of the proposed structure.
- ◆ Victor Antico indicated that it would be 43' 9" high.
- ◆ Ozzie Torres indicated that they had reviewed the staff memos and have addressed the issues and updated on the proposed plans but have not submitted them for review by staff.
- ◆ Victor Riscassi questioned a discrepancy with the quantity of parking islands.
- ◆ Mr. Torres indicated that the landscaper had been supplied an older plan that had not been updated.
- ◆ Public Comment:
 - Judy Westin, Westin Place
 - Issues with existing drainage system in parking area.
 - Concerned with safety and privacy issues.
 - Concerned with prior dry cleaning fluid contamination.
 - Concerned with disturbance of soil in the area.
- ◆ Richard Dias questioned the protections on place for drainage from the site.
- ◆ Ozzie Torres indicated that all site runoff will drain into the detention basin.
 - Commission will supply water quality report to the commission.
- ◆ Shaun Gately, EDC questioned runoff to the existing culvert for discharge to the Hockanum River.
- ◆ Ozzie Torres indicated that all lighting would face the proposed structure with full cutoff fixtures.
- ◆ Commission requested the drainage be reviewed by the Terry McCarthy, Town Engineer.
- ◆ Harry Thomas, seconded by William Roch moved a motion to continue the application to the July 18, 2013 meeting. Motion carried unanimously.
- ◆ Five (5) minute recess at 8:03 P.M.
- ◆ Meeting reconvened at 8:11 P.M.

- 3.3 Application (PZ-2013-10) of Keith E. Watson/ProEye, Inc. for a change of zone from Residential-Commercial to Industrial for property at #1133-1135 Hartford Turnpike (Assessor's ID: Map #39, Block #0072, Lot/Parcel #00025)

- ◆ 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 20, 2013, in the Town Hall Council Chambers on the Third Floor at 14 Park Place, Rockville / Vernon:

Application (PZ-2013-10) of Keith E. Wilson/ProEye, Inc. for a change of zone from Residential-Commercial to Industrial for property at #1133-1135 Hartford Turnpike (Assessor's ID: Map #39, Block # 0072, Lot/Parcel #00025)

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 (PZC)***

- ◆ Keith Watson, Applicant:
 - Requesting zone change to allow for establishment of an optometry office.
- ◆ Leonard Tundermann, Town Planner reviewed the application memorandum dated June 14, 2013.
 - Parcel is currently zoned as Residential Commercial that is specifically limited to the Rockville Historic District.
- ◆ **Public Comment:** - None
- ◆ Public Hearing was closed at 8:16 P.M.
- ◆ Harry Thomas, seconded by Ron Scussel moved a Motion to approve the application. Motion carried unanimously.

4. Other Business

- 4.1 Request by Verconn Associates, LLC for an additional two (2) year extension of the 9/1/2013 deadline for completion of 50% of building foundations for 44 multifamily housing units within Waters Edge at Vernon Gardens [PZ-2005-09].
- ◆ Requesting extension based on the current economy for a 50% completion deadline of September 1, 2015.
 - ◆ Harry Thomas questioned the ability to limit future extension to just one.
 - ◆ Leonard Tundermann, Town Planner indicated that the commission always has the ability to deny any request for extensions.
 - ◆ William Roch, seconded by Richard Dias moved a motion to Approve the Deadline for Completion of 50% extension to September 1, 2015. Motion carried. Harry Thomas opposed.
- 4.2 Award of grant for sidewalk construction

- ◆ **Leonard Tundermann, Town Planner indicated that the Town Engineer had applied for a sidewalk grant for several locations around town.**
- ◆ **Item was continued to the July 18, 2013 meeting for input from the Town Engineer.**

4.3 Receipt of Application(s)

4.3.1 Application (**PZ-2013-12**) of Gary Moore for a Site Plan of Development & Special Permit to expand parking area at #1237 Hartford Turnpike (Assessor's ID: Map #46, Block #78, Lot/Parcel #23)

- ◆ **Leonard Tundermann, Town Planner reviewed the prior approval granting a building expansion and additional parking lot in the rear of the parcel.**
- ◆ **Harry Thomas, seconded by William Roch moved a Motion to Receive and schedule a Public Hearing for August 1, 2013. Motion carried unanimously.**

4.4 Additional business to be considered should be introduced under PZC meeting agenda item "#11 Amendment / Adoption of Agenda" at the beginning of the meeting.

5. Adjournment.

- ◆ **Harry Thomas, seconded by William Roch moved a Motion to Adjourn. Motion carried unanimously.**
- ◆ **Meeting Adjourned at 8:29 P.M.**

James Krupienski
Recording Secretary