

Town Clerk

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

RECEIVED  
VERNON TOWN CLERK  
13 JUL 25 PM 3:46

1. Call to Order & Roll Call

- ◆ Meeting was called to order at 7:02 P.M.
- ◆ **Regular Members Present:** Francis Kaplan, Charles Bardes, Chester Morgan, Victor, Riscassi and William Roch(7:05 P.M.).
- ◆ **Alternate Members Present:** Richard Dias and Ron Scussel. Richard Dias to sit for Dan Anderson. Ron Scussell to sit for Harry Thomas.
- ◆ **Staff Present:** 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"

- ◆ **Chester Morgan, seconded by Ron Scussel moved a motion to adopt the Agenda. Motion carried unanimously.**

2.2 Communications received NOT related to Agenda items

- ◆ **PZC Approval of Application (PZ-2013-10) of Keith E. Watson for a Zone Change from Residential – Commercial (RC) to Industrial (I) for property at #1133-1135 Hartford Turnpike (Assessor ID: Map #39, Block #0072, Lot/Parcel #00025)**
- ◆ **PZC Approval of Special Permit and Site Plan of Development for property at #426 Talcottville Road.**
- ◆ **The Connecticut Landscape Architect Magazine, Spring 2013.**

2.3 Acceptance of Minutes

- ◆ **Victor Riscassi, seconded by William Roch moved a motion to approve the June 6, 2013 meeting minutes as amended:**
  - **Call to Order – Strike Charles Bardes as being present.**
- ◆ **Motion carried unanimously.**
- ◆ **Approval of June 20, 2013 moved to next meeting.**

3. Public Hearings

3.1 Continued Hearing for 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)

- ◆ **Stanley Szetwicki, representing:**
  - **Requesting change to Planned Residential Zone PRD from Commercial.**
  - **Bordered by the Planned Residential Zone.**

- ◆ **Shaun Gately, EDC** stated to the commission that the application was strictly for a **Zone Change**.
    - Indicated to the commission that the property history was supplied in the packet from the Town Planner for review.
  - ◆ **Public Hearing** was closed at 7:12 P.M.
  - ◆ **William Roch**, seconded by **Charles Bardes** moved a **Motion to Approve the Zone Change from Commercial to Planned Residential Development for property at 25 Terrace Drive. Motion carried unanimously.**
- 3.2 Continued Hearing for 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)
- ◆ **Ozzie Torres, Engineer; Victor Antico, Developer.**
    - Reviewed comments from Town Engineer.
      - Typographic error for drainage calculations was corrected.
      - Impervious coverage area was corrected to show below maximum allowance for the zone and calculation submitted.
      - Downstream system will be cleaned and maintained prior to the start of the project.
      - LID checklist was submitted for review.
    - Reviewed Comments from Town Planner.
      - Provided details of the Dumpster Enclosure.
      - Crosswalk was requested in front of the Hotel with pressed concrete.
    - Fire Marshal accepted vehicle turn radius for emergency vehicles.
    - Vernon Traffic Authority approved the application as presented.
    - Monitoring wells report was submitted to Staff. Will be maintained for future testing during and after construction.
    - Downstream system was checked for collapse. System will be repaired.
    - Detention basin will be lined with 30 mil liner for retention and runoff through downstream system.
    - Detention Basin details have been updated on the plans.
  - ◆ Discussion took place regarding possible impact of disturbing contaminated soils in the area and responsible party to handle remediation at the site.
  - ◆ **Chester Morgan** requested review of the proposed site lighting.
  - ◆ **Ozzie Torres** reviewed the proposed photometric plans for lighting intensity.
  - ◆ **Chester Morgan** questioned proposed height and type of fence.
  - ◆ **Victor Antico** indicated that they had no issue with a taller fence.
  - ◆ **Chester Morgan** questioned the possibility of preserving the mature trees on site during development.
  - ◆ **Ozzie Torres** indicated that the trees on site would be reviewed prior to any removal.
  - ◆ **Public Comment (7:43 P.M.)**
    - **Judy Westin, 347 Kelly Road:**
      - Concerned that filtration was turned off after sales of the property.
      - Requested monitoring during development.
      - Requested tree buffer remain after development for privacy.
    - **Debbie Javit**

- Indicated that the responsible party would be required to remediate if any additional problems are created during construction and any property owner affected would need to address it through the appropriate party.
  - ◆ Public Hearing was closed at 8:03 P.M.
  - ◆ Richard Dias stated that he was concerned that the property might not be monitored during the construction period.
  - ◆ Victor Riscassi questioned if Leonard Tundermann, Town Planner had spoken to the State regarding the soil contamination.
  - ◆ Shaun Gately, EDC was unsure of any contact with the State regarding contamination other than reports supplied by the applicant.
  - ◆ Five minute recess at 8:12 P.M.
  - ◆ Meeting reconvened at 8:30 P.M.
  - ◆ William Roch, seconded by Ron Scussel moved to approve the application 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)
    - Engineering concerns have been addressed and will be addressed as per the plans resubmitted.
    - Fire Marshal concerns have been addressed and will be addressed as per the plans resubmitted.
    - Traffic Authority concerns have been addressed and will be addressed as per the plans resubmitted.
    - Site Development concerns have all been addressed and will be addressed again as per the memorandum from staff.
    - Site Contamination – All items in the Staff memorandum from Leonard Tundermann, Town Planner will be included by referenced.
      - Item #15 to be modified as follows – Mr. Antico will ensure that the existing monitoring wells will remain accessible, and should they need to be relocated, it will be done in accordance with the DEEP and Langan Engineering & Environmental.
    - The Applicant will ensure that all drainage systems are functioning properly and remain functioning properly.
    - During construction the Applicant will further work with the State Regulatory Agency and the LEP to ensure that the current environmental conditions do not worsen during construction and if they do the Applicant agrees to remedy such deficiencies.
    - Applicant agrees to install a solid eight (8') foot fence behind the detention basin.
    - The Applicant will work with the DEEP to address any concerns that arise regarding the National Diversity Database on the property will be handled.
  - ◆ Motion carried unanimously.
- 3.3 Application (PZ-2013-11) of Ellington Prospect, LLC for modification of a special permit granted for adaptive reuse to allow construction of a building containing four (4) dwelling units at #1 Ellington Avenue (Assessor's ID: Map #23, Block #0098, Lot/Parcel #00014)
- ◆ Shaun Gately, Economic Development Coordinator read the Legal Notice into the Record.

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

*Application (PZ-2013-11) of Ellington Prospect, LLC for modification of a special permit granted for adaptive reuse to allow construction of a building containing four (4) dwelling units at #1 Ellington Avenue (Assessor's ID: Map #23, Block #0098, Lot/Parcel #000 14)*

*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)*

- ◆ Attorney Leonard Jacobs, 56 Deepwood Drive
- ◆ Bill Beloc, Owner
- ◆ Attorney Leonard Jacobs
  - Rear Carriage House on site was renovated with 7 units.
  - Main Mansion was renovated with 10 units.
  - Requesting to build one additional structure with 4 units.
  - Sufficient parking located on site.
  - Traffic from the proposed structure would leave the site on Prospect Street.
  - Approval must meet the Special Permit criteria.
  - Traffic Authority review was not deemed necessary.
  - Staff review requested parking spaces #8 & #9 into one (1) new handicap space.
  - Fire Chief requested change in ingress/egress radius for emergency vehicle access.
  - Fire Marshal concerns were addressed and read email from Ray Walker, Fire Marshal into the record.
  - Added sewer line to plans
  - Open area to the rear of the Carriage House was requested to remain open and notation has been added to the plans.
  - A "No Parking" sign will be added adjacent to the Prospect Street egress.
  - Design Review Commission approved the application with the stipulations:
    - Installation of a 4' concrete walk for access to the mansion.
    - Concerned that lighting may be inadequate.
  - Suggested Stipulation – The applicant will agree to add the lighting required by Staff and that the lighting will be consistent with the lighting on site. Suggested designation the Town Planner as contact for review.
- ◆ Public Comment (9:03 P.M.)
  - Christopher Crowne, 21 Ellington Avenue
    - Not in favor of the proposed expansion for the site.
    - Feels intensification of the parcel will have a significant impact to the surrounding neighborhood.
  - Leslie Campolongo, 9 Talcott Avenue
    - Concerned with possible additional structure on the parcel and impact to the surrounding neighborhood.

- **Ed Campolongo, 9 Talcott Avenue**
  - **Concerned with the proposed development increase on the site.**
- ◆ **Rebuttal & Summation:**
  - **Mary Ellen, Chrysalis Center:**
    - **Staffing has been changes to allow for better site management.**
- ◆ **Staff Comments:**
  - **Shaun Gately, EDC questioned if the property was leased.**
  - **Mary Ellen indicated that the site is under a 5 year lease with possibility of future purchase.**
  - **Shaun Gately, EDC indicated that the Commission must determine if the addition of four (4) units meet the Special Permit criteria.**
- ◆ **Public Hearing was closed at 9:35 P.M.**
- ◆ **Richard Dias was concerned with adding density to the site.**
- ◆ **Chester Morgan didn't feel the addition of four more units would increase problems in the neighborhood.**
- ◆ **Ron Scussel concerned with adding density in the Rockville area.**
- ◆ **Chester Morgan, seconded by Victor Riscassi moved to approve application (PZ-2013-11) of Ellington Prospect, LLC for modification of a special permit granted for adaptive reuse to allow construction of a building containing four (4) dwelling units at #1 Ellington Avenue (Assessor's ID: Map #23, Block #0098, Lot/Parcel #00014) with the stipulations:**
  - **Lighting suggested by the Design Review Commission be review by the Town Planner.**
  - **Construction at the Site shall not begin before 8:00 A.M.**
- ◆ **Motion carried. Ron Scussel, Richard Dias and Francis Kaplan opposed.**

4. Other Business

4.1 Receipt of Application

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 9:41 P.M.**

**James Krupienski**  
**Recording Secretary**