

Town Clerk

Planning & Zoning Commission Draft Minutes 8-15-2013 1/5

**TOWN OF VERNON**  
**Planning & Zoning Commission (PZC)**  
**Minutes - Regular Meeting**  
**Thursday, August 15, 2013, 7:00 PM**  
**Council Chambers, Third Floor**  
**Memorial Building**  
**14 Park Place**  
**Rockville/Vernon, CT**

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13 SEP - 9 AM 10:45

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, William Roch and Dan Anderson.
  - ◆ **Alternate Members Present:** Ron Scussel. Ron Scussel to sit for Harry Thomas.
  - ◆ **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"
    - ◆ **Charles Bardes, seconded by William Roch moved a Motion to Adopt the Agenda as revised to August 13, 2013. Motion carried unanimously.**
  - 2.2 Communications received NOT related to Agenda items
    - ◆ **PZC Approval of Application [PZ-2013-09] of Victor Antico/Trust Hospitality Company LLC for Special Permits and approval of a site plan of development for property at #355, #359, and #361 Kelly Road.**
    - ◆ **Connecticut Conference of Municipalities (CCM) 2013 Annual Convention.**
  - 2.3 Approval of Minutes
    - ◆ **Charles Bardes, seconded by Victor Riscassi moved a motion to approve the August 1, 2013 Regular Meeting minutes. Motion carried. Chester Morgan abstained.**
3. Public Hearings
  - 3.1 Continued Hearing for 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 JD Map #46, Block #78, Lot/Parcel #23)
    - ◆ **Chester Morgan indicated that he had reviewed the audio for the previous meeting and could sit for the application.**
    - ◆ **Leonard Tundermann, Town Planner indicated that Staff met with the applicant's representatives.**
      - **Arrangement with the Town Engineer to allow for the use of the lot with a gravel surface until no later than November 15, 2013.**
      - **Zoning Enforcement Officer has removed the violation notice prior to the completed improvements.**

- ◆ **Dan Anderson, seconded by William Roch moved a Motion to Amend PZ-2012-07 Approval dated May 17, 2012 to include the modifications presented on August 15, 2013 Application PZ-2013-12 original fifteen conditions for approval still apply with the additional stipulation:**
  - **No parking of unregistered motor vehicles.**
- ◆ **Leonard Tundermann, Town Planner suggested three additional stipulations:**
  - **No unregistered vehicles or dealership inventory shall be stored on the premises except as temporarily necessary for snow removal.**
  - **An Oil/Water separator may be substituted for the stormceptor.**
  - **The 2012 plan for this property is declared null and void as it is superseded by this approved plan dated August 15, 2013.**
- ◆ **Motioner and seconder accepted first two stipulations as a friendly amendment.**
- ◆ **Victor Riscassi felt the proposed third stipulation by Staff better outlined the proposed action of the commission.**
- ◆ **Amended Motion to Read:**
  - **Dan Anderson, seconded by William Roch moved to Approve the Application to include modification presented on August 15, 2013 and the original fifteen (15) conditions for approval from PZ-2012-07 with the stipulations:**
    - **No unregistered vehicles or dealership inventory shall be stored on the premises except as temporarily necessary for snow removal.**
    - **An Oil/Water separator may be substituted for the stormceptor.**
    - **The 2012 plan for this property is declared null and void as it is superseded by this approved plan dated August 15, 2013.**
  - **Motion carried 6-0-1. Ron Scussel abstained.**

#### 4. Other Business

##### 4.1 Receipt of Application

- 4.1.1 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 reviewed Inland Wetlands Violation and Cease and Correct Order previously issued.**
  - ◆ **Dan Anderson questioned the ability of the commission to receive the application with a pending violation.**
  - ◆ **Leonard Tundermann, Town Planner indicated that Town Counsel has determined that the commission can decide the merits of the application and incorporate the suggestions of the Inland Wetlands Agent.**
  - ◆ **Leonard Tundermann, Town Planner indicated that he would send a request to the Town Attorney for clarification.**
  - ◆ **Commission chose to move the scheduling of the application for Public Hearing until the September 5, 2013 meeting.**
- 4.1.2 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)

**Attachment**

**Changes to the PZC Bylaws**

Proposed by the Bylaws Committee

August 2013

Deletions shown as ~~strikethroughs~~

Additions shown as *italics*

**Article VIII. Election of Officers**

Section 1. The election of officers referenced in Article VII, Section 1 will normally be held annually at the ~~PZC's first regular meeting in January~~ *second regular meeting of the PZC held after January 1<sup>st</sup> of each calendar year.* Each nominee for any PZC Officer position shall be a Regular Member of the commission and shall have at least one year remaining in his/her current term of appointment. If there is more than one nominee to fill an Officer position, paper ballots shall be used, otherwise a voice vote confirming the election of the nominee shall be sufficient.

Section 2. A candidate receiving at least four affirmative votes from among the Voting Membership shall be declared elected and shall serve until ~~the end of the next calendar year (assuming election in January)~~ *his or her until a successor shall be elected to take office in accordance with Section 1 of this Article.*

Section 3. A vacancy of an officer position shall be filled at the next regular meeting of the PZC as provided in Sections 1 and 2 above.

Note: Article XX, Section 2 of the Bylaws, provides as follows for proposed amendments:

Any proposed amendment must be acted upon by the PZC no later than it's second regular meeting following receipt of the committee's recommendation. Adoption of any proposed amendment requires approval by 67% (5 of 7) of the maximum permitted Voting Membership.