

Town Clerk

Planning & Zoning Commission Minutes 10-3-2013 1/3

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Meeting Notice
Thursday, October 3, 2013, 7:00 PM
Council Chambers, Third Floor
Memorial Building
14 Park Place
Rockville/Vernon, CT

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VERNON TOWN CLERK
13 OCT 16 PM 4: 12

1. Call to Order & Roll Call

- ◆ **Meeting was called to order at 7:05 P.M.**
- ◆ **Regular Members Present:** Francis Kaplan and Charles Bardes.
- ◆ **Alternate Members Present:** Ron Scussel and Richard Dias. Ron Scussel to sit for William Roch. Richard Dias to sit for Chester Morgan.
- ◆ **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 Richard Dias moved a Motion to Adopt the Agenda as revised to October 2, 2013. Motion carried unanimously.**

2.2. Communications received NOT related to Agenda items

- ◆ **PZC Approval of Special Permit and Modification of a Site Plan of Development for property at #6 Pitkin Road.**
- ◆ **Codes & Cocktails Seminar presented by the Capital Region Council of Governments to take place on October 8, 2013.**

2.3. Approval of Minutes – September 5 & September 19, 2013

- ◆ **Ron Scussel, seconded by Charles Bardes moved a Motion to Adopt the Regular Meeting minutes of September 5, 2013. Motion carried.**
- ◆ **Ron Scussel, seconded by Charles Bardes moved a Motion to Adopt the Regular Meeting minutes of September 19, 2013. Motion carried.**

3. Other Business

3.1. Receipt of Application(s)

3.1.1. Application (PZ-2013-17) of Catie Curran for approval of a Special Permit to establish a commercial recreation facility (dance studio) within the existing commercial building at #10 Hyde Avenue (Assessor's ID: Map #46, Block #0071, Lot/Parcel #0019A)

- ◆ **Charles Bardes, seconded by Ron Scussel moved a motion to receive and schedule a public hearing on October 17, 2013. Motion carried unanimously.**

3.1.2. Application (PZ-2013-18) of the Vernon Planning Department for proposed changes to the Vernon Zoning Regulations, sections 1 (General), 3 (General Provisions), 4.9.2

(Permitted Uses, Commercial Zone, 7 (Cluster Development), and 12.1 (Off-street Parking and Loading))

- ◆ **Ron Scussel, seconded by Charles Bardes moved a motion to receive and schedule a public hearing on November 21, 2013. Motion carried unanimously.**

3.1.3. Application (**PZ-2013-19**) of Victor Antico for approval of a Special Permit to allow a structure exceeding two stories and modification of the Holiday Inn Express to add a third story at #346 Kelly Road (Assessor's ID: Map #02, Block #0009, Lot/Parcel #00001)

- ◆ **Charles Bardes, seconded by Richard Dias moved a motion to receive and schedule a public hearing on October 17, 2013. Motion carried unanimously.**

3.2. CGS 8-24 referral regarding design, engineering, and reconstruction of/improvements to various town roads

- ◆ **Terry McCarthy, Town Engineer reviewed the presentation by the Public Works Director for the proposed Road Bond project.**
 - **Public Hearing set for October 15, 2013 with a referendum in January 2014.**
 - **Two hundred nineteen (219) are proposed to be renovated.**
 - **Inventory was completed by Town Department staff for proposed renovations.**

- ◆ **Leonard Tundermann, Town Planner reviewed the requirement of the commission endorsement for municipal improvements and consistency with the Plan of Conservation and Development, Transportation section on page 104 "The Town should continue to program funds for maintaining and improving its roads. Maintaining existing road infrastructure is an important priority for safety, convenience, and from a cost efficiency perspective, regular maintenance can extend the useful life of a road and thereby delay the need for reconstruction."**

- ◆ **Richard Dias, seconded by Ron Scussel moved a motion to:**

Resolved, that the Planning and Zoning Commission of the Town of Vernon approves the following project pursuant to Section 8-24 of the General Statutes of Connecticut:

Design, engineering and reconstruction of, and improvements to various town roads. The project will include the reconstruction of pavement and roadway systems as applicable for North Park Street; Thompson Street; Thompson Court; St. Bernard's Terrace; Ward Street; and the Valley Falls Road section from Bread and Milk Road to Bolton Road. Furthermore, in accordance with the Town of Vernon Road System Management database, the project includes improvements to two-hundred and fourteen other roads, per the attached listing, over a six-year period. Based on conditions, the road improvements include various resurfacing treatments to extend pavement life. Treatments will include, but are not limited to, Reclaim and Pave; Cold-In-Place-Recycling with an overlay; Mill and Pave; Overlay; Shim and Chip Seal; and Chip/Cape Seal.

- ◆ **Motion carried unanimously.**

3.3. Request for representation on multi-commission committee to review preliminary zoning regulations to establish and regulate design within a Rockville Village District Overlay Zone

- ◆ **Leonard Tundermann, Town Planner requested membership for a subcommittee to review proposed Overlay Zone regulations.**
- ◆ **Charles Bardes and Ron Scussel volunteered for the subcommittee.**

3.4. 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.

4. Adjournment.

- ◆ Charles Bardes, seconded by Richard Dias moved a Motion to Adjourn. Motion carried unanimously.
- ◆ Meeting Adjourned at 7:35 P.M.

James Krupienski
Recording Secretary