

Town Clerk

Planning & Zoning Commission Minutes 12/19/2013 1/3

**TOWN OF VERNON
Planning & Zoning Commission (PZC)
Minutes – Regular Meeting
Thursday, December 19, 2013, 7:00 PM
Council Chambers, Third Floor
Memorial Building
14 Park Place
Rockville/Vernon, CT**

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1. Call to Order & Roll Call

- ◆ **Meeting was called to order at 7:11 P.M.**
- ◆ **Regular Members Present:** Francis Kaplan, Charles Bardes, Chester Morgan, Harry Thomas and Daniel Anderson.
- ◆ **Alternate Members Present:** Ron Scussel. Ron Scussel to sit for Victor Riscassi.
- ◆ **Staff Present:** Leonard Tundermann, Town Planner, Terry McCarthy, Town Engineer, 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 Ron Scussel moved a motion to adopt the Agenda. Motion carried unanimously.**

2.2. Communications received NOT related to Agenda items

- ◆ **PZC Approval of Special Permit and Modification of the Holiday Inn Express at #346 Kelly Road.**
- ◆ **Connecticut Landscape Architect, Fall 2013.**

2.3. Acceptance of Minutes

- ◆ **Chester Morgan, seconded by Harry Thomas moved a Motion to Adopt the Regular Meeting Minutes of November 21, 2013. Motion carried unanimously.**

2.4. Approval of Annual Meeting Schedule

- ◆ **Ron Scussel, seconded by Harry Thomas moved a Motion to change the Meeting star time from 7:00 P.M. to 7:30 P.M. Motion carried unanimously.**
- ◆ **Ron Scussel, seconded by Charles Bardes moved a Motion to accept the following Meeting Dates:**
 - **1/16/2014, 2/6, 2/20, 3/6, 3/20, 4/3, 4/17, 5/1, 5/15, 6/6, 6/19, 7/3, 7/17, 8/7, 8/21, 9/4, 9/18, 10/2, 10/16, 11/6, 11/20, 12/4, 12/18, 1/8/2015 at 7:30 P.M., Town Hall, Town Council Chambers, 3rd Floor.**
- ◆ **Motion carried unanimously.**

3. Public Hearings

3.1. Application (PZ-2013-22) of the Vernon Planning Department for proposed changes to the Vernon Zoning Regulations to add section 21 to establish regulations and map to create a Rockville Village District Overlay Zone

- ◆ 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 a Regular Meeting at 7:00 P.M. on Thursday, December 19, 2013, in the Town Hall Council Chambers on the Third Floor at 14 Park Place, Rockville/Vernon.

Application (PZ-2013-22) of the Vernon Planning Department for proposed changes to the Vernon Zoning Regulations to add section 21 to establish regulations and map to create a Rockville Village District Overlay Zone

This Application is available for inspection by the public in the office of the Planning Department, 55 West Main Street, Rockville, CT.

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

- ◆ Leonard Tundermann, Town Planner presented the overlay mapping showing the proposed district area, which requires adoption.
 - Guidelines will be administered by the Design Review Commission and the Local Historic Properties Commission.
 - Proposed regulations based on stringent design standards.
 - Proposals in the District would be required to go through the Design Review Commission.
 - Reviewed proposed guidelines as provided in the commission packet.
- ◆ Francis Kaplan questioned conformity to the POCD
- ◆ Leonard Tundermann, Town Planner indicated that the regulations were in compliance with the current POCD, and did not require referral to the Regional Planning Agency.
- ◆ Dan Anderson questioned the reasoning for selecting such a large area for the proposed District.
- ◆ Leonard Tundermann, Town Planner indicated that the boundary was based on the core Rockville area to include the Mills as well.
- ◆ Shaun Gately, Economic Development Coordinator indicated that the proposed District was delineated to encompass the areas most likely to be re-developed.
- ◆ Dan Anderson indicated that he would have preferred to have the District start small and expand in the future when the need arises.
- ◆ Leonard Tundermann, Town Planner spoke to reasoning for creation of the proposed regulations for the downtown area.
- ◆ Dan Anderson questioned the reasoning for creating the Rockville Village District Overlay Zone (RVDOZ).
- ◆ Leonard Tundermann, Town Planner indicated that the regulations were designed to create standards specific to the re-development of Downtown Rockville.
- ◆ Harold Cummings, Town Attorney spoke to the litigation at Amerbelle Mill and impact from possible future development.
- ◆ Chester Morgan questioned the fiscal cost to developers to place utilities underground. (Pg 4, §21.8.5)
- ◆ Chester Morgan left the meeting at 8:05 P.M. Chester Morgan returned at 8:07 P.M.

- ◆ Harry Thomas spoke to the limits and costs of placing utilities underground versus overhead services.
- ◆ Harold Cummings, Town Attorney suggested adding a waiver provision for §21.8.5 – Underground Utility Placement which would be under the authority of the planning and zoning commission.
- ◆ Public Comment (8:21 P.M.):
 - Peter Olson
 - Concerned with possible impact of the proposed regulations and the speed at which they are being implemented.
 - Concerned that the Paper Mill Pond area was not included in the proposed district.
- ◆ Shaun Gately, Economic Development Coordinator indicated that proposed developers were looking at downtown for possible relocation at a minimum of cost. Proposed regulations would control the style/type of development based upon the proposed regulations and prior design studies.
- ◆ Charles Bardes suggested meeting with staff to correct scrivener errors prior to the next scheduled meeting.
- ◆ Harold Cummings, Town Attorney indicated that the commission could utilize additional time to make minor corrections prior to the next regular meeting.
- ◆ Chester Morgan, seconded by Harry Thomas moved a motion to close the Public Hearing. The Public Hearing was closed at 8:35 P.M.
- ◆ Chester Morgan, seconded by Harry Thomas moved a Motion to continue the application to the January 16, 2014 meeting. 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.

- ◆ The commission thanks Commissioner Morgan for his time a dedication to the Commission during his tenure.

5. Adjournment.

- ◆ Chester Morgan, seconded by Charles Bardes moved a Motion to Adjourn. Motion carried unanimously.
- ◆ Meeting Adjourned at 8:44 P.M.

James Krupienski
Recording Secretary