

Town Clerk

**TOWN OF VERNON  
Planning & Zoning Commission (PZC)  
Minutes – Regular Meeting  
Thursday, February 20, 2014, 7:30 PM  
Council Chambers, Third Floor  
Memorial Building  
14 Park Place  
Rockville/Vernon, CT**

RECEIVED  
VERNON TOWN CLERK  
14 FEB 27 PM 3:04

1. Call to Order & Roll Call

- ◆ Meeting was called to order at 7:36 P.M.
- ◆ **Regular Members Present:** Francis Kaplan, Charles Bardes, Victor Riscassi and Ron Scussel, Harry Thomas.
- ◆ **Alternate Members Present:** None
- ◆ **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"

- ◆ **Harry Thomas, seconded by Charles Bardes moved a motion to adopt the Agenda as amended to February 19, 2014. Motion carried unanimously.**

2.2. Communications received NOT related to Agenda items

- ◆ **None**

2.3. Acceptance of Minutes

- ◆ **Harry Thomas, seconded by Charles Bardes moved adoption of the February 6, 2014 Regular Meeting minutes to the March 6, 2014 meeting. Motion carried unanimously.**

2.4. Election of Officers

- ◆ **Completed at the February 6, 2014 meeting**

3. Public Hearings and Action on Application

3.1. Application (PZ-2014-03) of Brian Liistro on behalf of Vernon Manor Health Care Center, LLC for Special Permits to (1) exceed permitted lot coverage to 25.7%, (2) expand residential development in an Aquifer Protection Zone, and (3) modify the approved Site Plan to accommodate the building additions, add 13 parking spaces, and make other exterior site improvements at #180 Regan Road (Assessor's ID: Map #21, Block # 021F, Lot/Parcel #00091)

- ◆ **Shaun Gately, Economic Development Coordinator 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 7:30 PM on Thursday, February 20, 2014, in the*

*Town Hall Council Chambers on the Third Floor at 14 Park Place,  
Rockville/Vernon*

*Application (PZ-2014-03) of Brian Liistro on behalf of Vernon Manor Health Care Center, LLC for Special Permits to (1) exceed permitted lot coverage to 25.7%, (2) expand residential development in an Aquifer Protection Zone, and (3) modify the approved Site Plan to accommodate the building additions, add 13 parking spaces, and make other exterior site improvements at #180 Regan Road (Assessor's ID: Map #21, Block# 021F, Lot/Parcel #00091)*

*These PZC applications are 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)*

- ◆ Eric Peterson, Gardiner & Peterson & Associates; Brian Liistro, Managing Member, Vernon Manor Health Care Center LLC.
- ◆ Eric Peterson reviewed the required Special Permits and proposed Site modifications for the proposed development.
  - Reviewed existing site conditions.
  - Proposing to add three (3) small building additions and additional parking along the side and rear of the property.
  - Fire Marshal requested a change to the building entry and driveway access for Emergency vehicles through improved traffic patterns.
- ◆ Brian Liistro, Managing Member:
  - Spoke to reasons for improvements on the site.
  - Indicated that there would be no census change for beds; half (1/2) of the rooms would be renovated during construction.
- ◆ Eric Peterson indicated that the site was located within an Aquifer Protection Zone.
- ◆ Brian Liistro reviewed item that are stored within the structure.
  - Sharps are removed from the site by a contractor;
  - Pest control is handled under contract.
  - Existing generator on the site with 800 gal diesel storage tank.
- ◆ Eric Peterson
  - Prior to development the site is at 24.2% lot coverage, proposing to increase to 25.7% after the additions and additional parking.
  - Supplied memorandum to Terry McCarthy, Town Engineer, dated February 14, 2014, indicating the increase in lot coverage would not adversely affect the underlying aquifer or recharge area, relative to §20.6.
  - Erosion & Sediment Control Plan (ESCP) will be in place during construction.
  - Proposed development complies with Special Permit criteria of §17.3.
  - LID – preserving existing resources on site already.
- ◆ Harry Thomas questioned if the proposed development had been reviewed by the Inland Wetlands Commission (IWC).
- ◆ Shaun Gately indicated that Staff administratively approved the proposed wetland work.
- ◆ Public Comment – None
- ◆ Public Hearing closed at 8:05 P.M.

- ◆ Charles Bardes, seconded by Harry Thomas moved a Motion to Approve the application as follows:

**ADOPTED MOTION**

**PZ-2014-03**

*Approval of Special Permits and Site Plan of Development Brian Liistro on behalf of Vernon Manor Health Care Center, LLC*

*MOVED, that the Vernon Planning & Zoning Commission does hereby APPROVE, as amended herein, Application (PZ-2014-03) of Brian Liistro on behalf of Vernon Manor Health Care Center, LLC for Special Permits to (1) exceed permitted lot coverage to 25.7%, (2) expand residential development in an Aquifer Protection Zone, and (3) modify the approved Site Plan to accommodate the building additions, add 13 parking spaces, and make other exterior site improvements at #180 Regan Road (Assessor's ID: Map #21, Block # 021F, Lot/Parcel #00091).*

*This approval is granted in accordance with the plans submitted, as revised, and such revisions to said plans as may be required by this approval.*

*In addition to the plans, this approval is granted in accordance with an application dated January 23, 2014, a public hearing opened on February 20, 2014, and closed on that date, and in accordance with the following documentation submitted by the applicant or otherwise received by the Commission:*

- 1. Improvement Location Survey and proposed site plans prepared for Vernon Manor Health Care 180 Regan Rd. Vernon, Connecticut. Prepared by Gardner & Peterson Associates, LLC. 178 Hartford Turnpike Tolland, CT. Scale 1"=40" Date 1-22-2014 Sheet No. 1-5, and LID checklist.*
- 2. Memorandum to the Planning and Zoning Commission dated February 12, 2014, from Shaun Gately, Interim Town Planner;*
- 3. Application Review Comments submitted by Craig Perry, Senior Engineering Technician, 1/30/2014; James Kenny, Police Chief, 2/3/2014; Ray Walker, Fire Marshal, 1/30/2014; and Eugene Orłowski, Sr., R.S., 2/4/2014;*
- 4. Email to Shaun Gately dated February 12, 2014, from Terry McCarthy, Town Engineer, reviewing the LID checklist.*
- 5. Letter to Terry McCarthy, Town Engineer, from Eric Peterson, P.E., L.S., dated February 14, 2014 indicating the increase in Lot coverage will not adversely affect the underlying aquifer or recharge area.*
- 6. Letter to the Planning and Zoning Commission dated February 19, 2014, from the Conservation Commission requesting a review of the LID check list.*

*This approval is granted because the PZC finds that the application, as presented by the applicant and as amended by the stipulations of this approval, if any, complies with applicable requirements of the Vernon Zoning Regulations and satisfies the requirements of section 14 governing site plans, section 17.3 governing special permits, and sections 20.4.2.20 and 20.6.1 governing aquifer protection.*

- ◆ Motion carried unanimously.
- ◆ Five (5) minute recess at 8:13 P.M.
- ◆ Meeting reconvened at 8:20 P.M.

- 3.2. Application (PZ-2014-04) of Spare Time Bowling Alley for a Modification of a Site Plan for an Addition to the building at #340 & #350 Talcottville Road (Assessor's ID# Map # 09, Block# 015H, Parcel/Lot#26B)

- ◆ Shaun Gately, Economic Development Coordinator 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 7:30 PM on Thursday, February 20, 2014, in the Town Hall Council Chambers on the Third Floor at 14 Park Place, Rockville/Vernon*

*Application (PZ-2014-04) of Spare Time Bowling Alley for a Modification of a Site Plan for an Addition to the building at #340 & #350 Talcottville Road (Assessor's ID# Map #09, Block# 015H, Parcel/Lot#26B)*

*These PZC applications are 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)*

- ◆ Lindsey Fortunato, Fortunato Construction Group:
  - Proposing a 3,000 sq/ft Laser Tag Arena;
- ◆ Charles Bardes questioned food sales within the proposed addition.
- ◆ Lindsey Fortunato indicated that no food sales are proposed for the addition.
- ◆ Charles Bardes questioned if any change would occur in the food service area in the future.
- ◆ Lindsey Fortunato indicated that it was not proposed at this time but the applicant thinking about possible improvements.
- ◆ Staff indicated that any change would require the review of the Public Health Department.
- ◆ Discussion took place relative to the tracking pad placed at the construction entrance. Applicant indicated they were in agreement with the suggested relocation from Staff.
- ◆ Public Comment – None
- ◆ Public Hearing was closed at 8:30 P.M.
- ◆ Harry Thomas, seconded by Ron Scussel moved a Motion to Approve the Application as follows:

*ADOPTED MOTION*

*PZ-2014-04*

*Approval of Modification of a Site Plan Lindsey Fortunato on behalf of David Ely of Bowl New England (d.b.a. Spare Time Bowling)*

*MOVED, that the Vernon Planning & Zoning Commission does hereby APPROVE, as amended herein, Application (PZ-2014-04) of Spare Time Bowling Alley for a Modification of a Site Plan for an Addition to the building at #340 & #350 Talcottville Road (Assessor's ID# Map # 09, Block# 015H, Parcel/Lot#26B)*

*This approval is granted in accordance with the plans submitted, as revised, and such revisions to said plans as may be required by this approval.*

*In addition to the plans, this approval is granted in accordance with an application dated February 4, 2014, a public hearing opened on February 20, 2014, and closed on that date, and in accordance with the following documentation submitted by the applicant or otherwise received by the Commission:*

1. *Survey and proposed site plans prepared for Spare Time Bowling Alley 340 & 350 Talcottville Rd. Vernon, Connecticut. Prepared by HRP Associates, Inc. 197 Scott Swamp Rd. Farmington, CT. Scale 1"=40 Date 1-30-14 Sheet No. 1, C1.1, C1.2, and A-1.0 (Fortunato Construction).*
2. *Memorandum to the Planning and Zoning Commission dated February 12, 2014, from Shaun Gately, Interim Town Planner;*
3. *Application Review Comments submitted by Craig Perry, Senior Engineering Technician, 2/12/2014; James Kenny, Police Chief, 2/13/2014; Ray Walker, Fire Marshal, 2/13/2014; and Eugene Orłowski, Sr., R.S., 2/18/2014;*
4. *Email to Shaun Gately dated February 20, 2014, from Terry McCarthy, Town Engineer, reviewing site plan and Fire Marshalls comments.*

*This approval is granted because the PZC finds that the application, as presented by the applicant and as amended by the stipulations of this approval, if any, complies with applicable requirements of the Vernon Zoning Regulations and satisfies the requirements of section 14 governing site plans.*

◆ **Motion carried unanimously**

4. Other Business

4.1. Receipt of Application

- 4.1.1. Application (PZ-2014-05) of Economy Oil for a Special Permit to replace existing sign with an electronic message board sign at #315 Hartford Turnpike (Assessor's ID: Map #11, Block #11, Parcel/Lot #10)

◆ **Victor Riscassi, seconded by Harry Thomas moved a motion to Receive and schedule a Public Hearing on March 6, 2014. Motion carried unanimously.**

- 4.1.2. Application (PZ-2014-06) of Talcottville Development Co. LLC for a Resubdivision of 2 lots at #57, #95 & #163 Hartford Turnpike (Assessor's ID: Map #1, Block #158, Lot/Parcel #00057, #00095 & #00163)

◆ **Victor Riscassi, seconded by Harry Thomas moved a motion to Receive and schedule a Public Hearing on March 6, 2014. Motion carried unanimously.**

- 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.

◆ **Victor Riscassi, seconded by Harry Thomas moved a Motion to appreciate and thank Leonard Tundermann for his service as Town Planner and his assistance during his tenure, and wish him luck in his retirement. Motion carried unanimously.**

5. Adjournment.

- ◆ **Harry Thomas, seconded by Charles Bardes moved a Motion to Adjourn. Motion carried unanimously.**
- ◆ **Meeting Adjourned at 8:40 P.M.**

**James Krupienski  
Recording Secretary**