

Town Clerk

PZC Regular Meeting Minutes 3/6/2014 1/4

**TOWN OF VERNON
Planning & Zoning Commission (PZC)
Minutes – Regular Meeting
Thursday, March 6, 2014, 7:30 P.M.
Council Chambers, Third Floor
Memorial Building
14 Park Place
Rockville/Vernon, CT**

RECEIVED
VERNON TOWN CLERK
14 MAR 20 AM 10:45

1. Call to Order & Roll Call

- ◆ **Meeting was called to order at 7:33 P.M.**
- ◆ **Regular Members Present:** Francis Kaplan, Charles Bardes, Victor Riscassi, Ron Scussel, Harry Thomas, and Wes Shorts.
- ◆ **Alternate Members Present:** Hector Reveron. Hector Reveron to sit for Pete (Basil) Hobbs
- ◆ **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"

- ◆ **Ron Scussel, seconded by Charles Bardes moved a motion to adopt the Agenda as amended to March 3, 2014. Motion carried unanimously.**

2.2. Communications received NOT related to Agenda items

- ◆ **PZC Approval of Spare Time Bowling Alley for a Modification of a Site Plan for an Addition to the building at #340 & #350 Talcottville Road.**
- ◆ **Commission Listing Supplied by Staff**

2.3. Acceptance of Minutes

- ◆ **Ron Scussel, seconded by Harry Thomas moved a motion to approve the February 6, 2014 Regular Meeting minutes. Motion carried unanimously.**
- ◆ **Harry Thomas, seconded by Ron Scussel moved a motion to approve the February 20, 2014 Regular Meeting minutes. Motion carried unanimously.**

3. Public Hearings and Action on Application

3.1. Application (PZ-2017-05) 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)

- ◆ **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, March 6, 2014, in the Town Hall Council Chambers on the Third Floor at 14 Park Place, Rockville/Vernon

Application (PZ-2017-05) 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)

This PZC 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)*

- ◆ Gerald Gallo, representing Economy Oil Change:
 - Jeff Perry and Bob Messier
 - Requesting change to existing signage for the installation of an Electronic Message Board (EMB).
- ◆ Harry Thomas questioned if the sign would change messages rapidly.
- ◆ Gerald Gallo indicated that the transition would take place no less than thirty (30) minute intervals per the zoning regulations.
- ◆ Frank Kaplan questioned that amount of colors being utilized on the sign.
- ◆ Gerald Gallo indicated that there would be two colors on a black background.
- ◆ Hector Reveron questioned if the intensity of the signage was adjustable.
- ◆ Gerald Gallo indicated that the sign would adjust based upon the ambient light by photocell.
- ◆ Jeff Perry reviewed how the photocell would auto-adjust the sign.
- ◆ Frank Kaplan questioned the proposed height of the sign.
- ◆ Gerald Gallo indicated that the sign would be less than ten (10) feet as required in the zoning regulations.
- ◆ Public Comment (7:48) – None
- ◆ Staff Comment:
- ◆ Shaun Gately indicated that the sign would have pillars of either stone or brick.
- ◆ Public Hearing was closed at 7:52 P.M.
- ◆ Harry Thomas, seconded by Charles Bardes moved a Motion to Approve the Application as follows:

ADOPTED MOTION

PZ-2014-05

Approval of Special Permit

Gerald Gallo on behalf of Economy Oil Change of Vernon

MOVED, that the Vernon Planning & Zoning Commission does hereby APPROVE, as amended herein, 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)

This approval is granted in accordance with the plans associated and therewith listed in Attachment A, and such revisions to said plans as may be required by this approval.

Sign Company Rendering, with dimensions; from Signs of All Kinds; 227 Progress Drive, Manchester CT. 06042 (860-649-1989)

In addition to the plans, this approval is granted in accordance with an application dated February 18, 2014, a public hearing opened on March 6, 2014, and closed on that date, and in accordance with the following documentation submitted by the applicant or otherwise received by the Commission:

1. *Sign rendering submitted by Signs of All Kinds.*
2. *Memorandum to the Planning and Zoning Commission dated February 24, 2014, from Shaun Gately, EDC/Interim Town Planner;*
3. *Application Review Comments submitted by Craig Perry, Senior Engineering Technician, 2/24/20 14; James Kenny, Police Chief, 2/24/20 14; Andy Marchese, Zoning Officer, 2/24/20 14; Ray Walker, Fire Marshal, 2/25/14; Harry Dan Boyko, Building Official, 2/24/14; and Eugene Orłowski, Sr., R.S., 2/25/2014;*

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 16 governing signs, and section 17.3 governing special permits.

This approval is effective the later of February , 2014 or UPON THE RECORDING OF THIS APPROVAL LETTER AND CERTIFICATE OF SPECIAL PERMIT WITH THE TOWN CLERK. A signed copy of this letter should also be returned to the Town Planner's office within fifteen (15) days of the effective date.

The Commission hereby approves the special permit subject to the following conditions, modifications, restrictions, and safeguards:

1. *The above-referenced renderings, as modified by these conditions, shall be submitted to Zoning Enforcement official and the Town Planner for review prior to any Building and sign permits being issued;*
2. *The applicant/developer shall execute and submit a Hold Harmless Agreement in compliance with the Town of Vernon approved form (if needed);*
3. *The applicant or his/her agent shall submit to the Town Planner an instrument of financial guarantee in a form acceptable to the PZC for Erosion and Sedimentation Control in the amount of \$_____ . The Erosion and Sedimentation Control financial guarantee must be submitted prior to the start of any site work. The applicant or his/her agent shall submit to the Town Planner an instrument of financial guarantee in a form acceptable to the PZC for site improvements that will be conveyed to or controlled by the Town of Vernon if such site improvements are not completed, as determined by the Town Engineer, prior to issuance of a Certificate of Occupancy. Any financial guarantees are subject to subsequent modification if additional plan review or site modifications dictate.*
4. *All necessary approvals and permits shall be obtained from the Water Pollution Control Authority;*
5. *Building Permits for may be obtained only if stipulations # 1-4 are met;*
6. *Construction drawings (if applicable) shall be submitted to the Town Engineer prior to starting any site work;*
7. *No site preparation work may commence until the erosion and sedimentation control financial guarantee and hold harmless agreement have been posted and erosion and sedimentation control measures have been installed;*
8. *The applicant/developer shall be responsible for erosion and sedimentation (E&S) control in accordance with the approved plan; failure to adhere to the plans, or create any discharge of materials, shall be considered a violation; remedial action may include the calling of the E&S financial guarantee; no financial guarantee of E&S controls shall be released until any ESCP violations have been remediated;*
9. *Dumpsters shall be provided on-site during construction;*

10. *There shall be no on-site burial of building materials or debris, and a statement to this effect shall be submitted to the Town planner prior to the release of bonds;*
11. *Any streets, roads, sidewalks, and curbs are to be repaired or replaced, including damage due to construction activities, if required in the opinion of the Town Engineer per Commission Policy approved January 14, 1985, as amended June 1, 1998;*

◆ **Motion carried. Ron Scussel abstained.**

3.2. 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)

- ◆ **Shaun Gately indicated the Applicant had requested that the hearing only be opened and continued based on their letter of February 25, 2014.**
- ◆ **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, March 6, 2014, in the Town Hall Council Chambers on the Third Floor at 14 Park Place, Rockville/Vernon

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)

This PZC 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)*

- ◆ **Charles Bardes, seconded by Ron Scussel moved a motion to Continue the Public Hearing to the March 20, 2014 meeting as requested. Motion carried unanimously.**

4. Other Business

4.1. Receipt of Application

4.1.1. Application (PZ-2014-07) of Wei Li & Yanan Ma for a Special Permit for Massage at 26 Union Street (Assessor's ID: Map #23, Block 0106, Lot/Parcel #00015)

- ◆ **Application could not be accepted by the commission due to incomplete information.**

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.

- ◆ **Charles Bardes, seconded by Harry Thomas moved a Motion to Adjourn. Motion carried unanimously.**
- ◆ **Meeting Adjourned at 8:04 P.M.**

**James Krupienski
Recording Secretary**