

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Draft Minutes - Special Meeting Notice
Thursday, June 10, 2010, 7:00 PM
Vernon Senior Center, Second Floor
26 Park Place
Rockville/Vernon, CT

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1. Call to Order & Roll Call

- ◆ Meeting was called to order at 7:04 P.M.
- ◆ Regular Members Present: Lester Finkle, Chester Morgan, Francis Kaplan, Watson Bellows and Walter Mealy.
- ◆ Alternate Members Present: Charles Bardes and Stanley Cohen. Charles Bardes to sit for Sarah Iacobello. Stanley Cohen to sit for Keith Lauzon.
- ◆ Staff Present: Leonard Tundermann, Town Planner
- ◆ Others Present: Heidi Samokar, Planimetrics, Cliff Edwards, Rockville Downtown Association Executive Director.
- ◆ Recording Secretary: James Krupienski

2. Review and discussion of Booklet # 5, Development, with representative of consultant, Planimetrics, relative to preparation of the next plan of conservation and development for Vernon.

- ◆ Heidi Samokar reviewed the process that created Booklet # 5 - designed for discussion.
- ◆ Chester Morgan indicated that he had invited Mr. Edwards to the discussion.
- ◆ Heidi Samokar suggested review by the commission:
 - Need to make development easier – wants and vision;
 - Telephone survey to begin soon;
 - Gateways need to be enhanced and highlighted;
- ◆ Strategies:
 - Need to retain and enhance downtown area and draw people to the downtown.
 - Elements that contribute to Rockville’s image.
 - Street line buildings and on-street parking
 - Mixed uses exist in the downtown area;
 - Need to work with existing business owners to enhance and improve the area.
 - Need to create Design guidelines for implementation and education by applicants.
- ◆ Chester Morgan suggested determining responsibilities for assisting in implementation.
- ◆ Cliff Edwards stated he would work to bridge the gap with merchants and the commission. Also need to involve the Chamber of commerce to communicate the benefits of Rockville downtown.
- ◆ CDBG Grant funding needs to be reviewed to assist in upgrading the downtown facades.
- ◆ Zoning Provisions in Rockville:
 - ◆ Need progressive use of zoning to retain patterns in Rockville.
 - ◆ Need to balance mixed uses on street level to generate pedestrian traffic.

- ◆ Cliff Edwards created a downtown shopping map to highlight businesses.
- ◆ Heidi Samokar presented GIS mapping showing varying setback lines in the Rockville area. Suggested utilizing Build to Line to have a consistent streetscape.
 - Suggested using Special Permits to allow for older buildings updating flexibility (need to determine how and what benefits it would provide.)
- ◆ Watson Bellows suggested ways to promote pedestrian movement in downtown.
- ◆ A commission Straw Poll determined that drive-thru businesses are less appropriate in the downtown area.
- ◆ Economic Development in Rockville:
- ◆ Need to receive community input to determine best business types to attract to and revitalize the area.
- ◆ Heidi Samokar suggested contacting area businesses to determine the wants of the employees to keep them in the downtown area to shop.
- ◆ Mr. Edwards suggested possible Museum district.
- ◆ Rockville Housing:
- ◆ Needs revitalization;
- ◆ Need to attract upper-level incomes to the area;
- ◆ Discussion took place to determine possible incentives for upgrades to properties;
- ◆ May need to create a fund to assist in demolition of structures.
- ◆ Watson Bellows suggested review of the Citizen Block for either development or demolition.
- ◆ Vernon Center:
- ◆ Need to expand or continue existing structures.
- ◆ Chester Morgan suggested continued Police presence for feeling of safety.
- ◆ Leonard Tundermann, Town Planner suggested embellishment on design of gateway areas for improvement.
- ◆ Residential Patterns & Housing Needs:
- ◆ Need to protect existing neighborhoods;
- ◆ May want to look into possible noise ordinance;
- ◆ Reviewed possible criteria to determine appropriate locations for Multi-family/Planned Residential Development.
- ◆ Business Development:
- ◆ Need to determine areas where uses should be allowed by Site Plan approval or Special Permit.
- ◆ Leonard Tundermann, Town Planner indicated it may be possible to reduce amount of zones in the current regulations.
- ◆ Walter Mealy suggested possible creation of a "Gateway Zone" at Exit 67 area to prohibit unwanted uses.
- ◆ Exit 67 area provides for Economic Development opportunity.
- ◆ Need to be mindful of development around the Hockanum headwaters.
- ◆ Need to determine best possible zoning approach:
 - Market-Based Approach – Leave review process as it is.
 - Market-Based with Focus on Form/Design – Regulated development design.
 - Managed Approach – Would determine vision for implementation in the specific area.
- ◆ Commission agreed a Market-Based with Focus of Form/Design is the appropriate to direct appropriate development.

- ◆ **Watson Bellows indicated a tentative date of August 12, 2010 for the next Booklet review – Infrastructure.**

3. **Adjournment.**

- ◆ **Watson bellows, seconded by Charles Bardes moved a Motion to Adjourn. Motion carried unanimously.**
- ◆ **Meeting adjourned at 9:00 P.M.**

James Krupienski
Recording Secretary