

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Draft Minutes - Meeting Notice
Thursday, June 3, 2010, 7:30 PM
Council Chambers, Third Floor
Memorial Building
14 Park Place
Rockville/Vernon, CT

RECEIVED
VERNON TOWN CLERK
10 JUL 15 PM 5:13

1. Call to Order & Roll Call

- ◆ Meeting was called to order at 7: 30 P.M.
- ◆ Regular Members Present: Lester Finkle, Chester Morgan, Francis Kaplan, Watson Bellows. Sarah Iacobello entered at 7:54 P.M.
- ◆ Alternate Members Present: Victor Riscassi. Victor Riscassi to sit for Walter Mealy.
- ◆ Staff Present: Leonard Tundermann, Town Planner, Terry McCarthy, Town Engineer
- ◆ Recording Secretary: James Krupienski

2. Administrative Actions/Requests

2.1. Communications received NOT related to Agenda items

- ◆ None

2.2. Amendment/Adoption of Agenda - Additional business to be considered under agenda item #6 "Other Business"

- ◆ Add Item # 6.1 Discussion for Plan of Conservation & Development (POCD) meeting on June 10, 2010 at 7:00 P.M.
- ◆ Chester Morgan, seconded by Francis Kaplan moved a Motion to Adopt the Agenda as Amended. Motion carried unanimously.

2.3. Acceptance of Minutes

- ◆ None

3. Public Hearings

3.1. Continued Hearing for Application [PZ-2010-08] of Elliot Gould for a Specia Permit and a Site Plan of Development for a Proposed Restaurant and Retail Building at #10 Hyde Ave (aka #30 Lafayette Square)(Assessor's ID: Map #46, Block #71, Lot/Parcel 19A.)

- ◆ Leonard Tundermann, Town Planner reviewed Staff Comments Dated May 13, 2010 and the Applicants responses, dated May 18, 2010.
 - Applicant needs to address pick-up of the dumpster during business hours;
 - Suggested continuing the sidewalks across the front of the property for pedestrian access;
 - Fire Marshal was concerned with existing traffic patterns on the existing site;
 - Special Permits:
 - Commission could find compliance with §17.3;
 - Reviewed Design Review Commission memorandum dated May 11, 2010.
- ◆ Patrick O'Leary, Principal, VHB:

- Traffic Authority reviewed application requested additional directional signage in parking area;
- Sidewalks – proposing to connect to adjacent existing sidewalk at South Grove Street for site movement;
- Dumpster located away from the main roadway for aesthetics – would require traffic controls for dumpster pickup;
- Load Dock – no loading dock needed due to size of proposed retail space;
- ◆ Leonard Tundermann, Town Planner suggested dumpster pickup should follow existing traffic flow for safety on the site.
- ◆ Chester Morgan
- ◆ Watson Bellows proposed no deliveries before 6:00 A.M. or after 11:00 P.M.
- ◆ Patrick O’Leary indicated hours of operation would be between 5 A.M. and 11:00 P.M. Dumpster Pickup would not occur prior to 9:00 A.M.
- ◆ Terry McCarthy, Town Engineer suggested that the applicant contact the State Traffic Commission regarding the minor traffic increase during the A.M. period.
- ◆ Patrick O’Leary indicated they may require an encroachment permit at the State Traffic Commissions request.

- ◆ Sarah Iacobello entered the Meeting at 7:54 P.M.
- ◆ Public Testimony – None (closed at 7:55 P.M.)
- ◆ Rebuttal & Summation
- ◆ Patrick O’Leary – would comply with possible changes, application will satisfy all Special Permit requirements.
- ◆ Chester Morgan questioned bullet #8 of Draft Motion Stipulations, if Staff was in agreement with internal sidewalk.
- ◆ Leonard Tundermann, Town Planner indicated that he was in agreement with the new language indicating the sidewalk be widened and linked to the ramp at the North-westerly corner near South Grove Street. Stipulation should also indicate that a Public Access Easement will be needed in the approval.
- ◆ Public hearing closed at 7:58 P.M.
- ◆ Leonard Tundermann, Town Planner reviewed the Draft Motion to Approve.
 - Stipulation #8 – Internal sidewalk should be widened to a minimum of 4’.
 - Bullet # 9 – Needs to be revised to indicate the stair replacement would be removed.
 - New Bullet #19 – The Operator(s) of the building shall provide traffic controls during the time when the dumpster is serviced. The dumpster shall not be serviced prior to 9:00 A.M.
 - New Bullet #20 – There shall be no deliveries or other restaurant before 6:00 A.M. or later than 11:00 P.M.
- ◆ Sidewalks Discussion:
 -
- ◆ Watson Bellows stated that he would prefer to see the final Motion in writing before voting on it.
- ◆ Chester Morgan, seconded by Francis Kaplan moved a Motion to Approve the Application, and finds that it complies with §17.3 Special Permit criteria and

Aquifer Protection criteria, as Amended during discussion. Motion carried 4-0-1. Sarah Iacobello did not vote.

- 3.2. Application [PZ-2010-09] of Dennis Gliha for a Site Plan Approval and Special Permit for Garden Barn at #212 and Modification of a Site Plan at #228 West Street (Assessor's ID: Map # 25, Block #21, Lot/Parcel #4A and Map #25, Block #21, Lot/Parcel #4)
- ◆ **Leonard Tundermann, Town Planner read the Legal Notice into the record.**
 - ◆ **Attorney Dorian Familigetti, Kahan, Kerensky & Cappossela, representing the Applicant:**
 - **Received Inland Wetlands Commission approval with Conservation Commission review on April 19, 2010;**
 - **Design Review Commission was in favor of the application;**
 - **Chief Kenny indicated that he did not believe Traffic Authority review was required due to use of existing curbcuts;**
 - **Zoning Board of Appeals approved two (2) variances on each property (212-228 West Street);**
 - **228 West Street -Reduced parking to 70 spaces; Variance for additional floor area;**
 - **Parking requirements reduced to 64 spaces; Variance for side-yard setbacks for mulch & stone bins;**
 - **Modified Site Plan sheet 2 of 3, dated June 2, 2010, supplied to the commission;**
 - ◆ **Dennis Gliha, 46 Watson Road**
 - **Reviewed conceptual design plans (colorized) to show site improvements;**
 - **Presented new production greenhouse structures;**
 - **Landscape buffering to be installed to adjacent to Ogden View and rear property owners;**
 - **Presented proposed bin storage adjacent to West Street;**
 - ◆ **Eric Peterson, Gardner & Peterson Associates:**
 - **Presented photos from Skip's Septic Service, Ellington showing similar bin storage areas;**
 - **Reviewed Architectural Plans dated April 1, 2010;**
 - **Adding covered retail area and new patio area;**
 - **Adding cul-de-sac for exiting from proposed bin storage area;**
 - **Erosion control plan will correct existing erosion from West Street, being directed to from West Street to retention basin at rear of the property;**
 - **Rainwater would be collected by catch basins or swales and then directed to the retention basin for infiltration;**
 - **Erosion & Sediment Control measures will be in place during construction;**
 - **Buffer to residences will be enhanced along the West Street tree line, Ogden View Drive and in front of the proposed bulk bin location.**
 - ◆ **Watson Bellows questioned the ability to collect rainwater at the proposed greenhouses for later use.**
 - ◆ **Eric Peterson indicated that they would not be modifying the presented design to accommodate rainwater collection.**
 - ◆ **Victor Riscassi suggested increasing the existing site line for the main exit and attempting to remove the passing lane.**

- ◆ Francis Kaplan questioned the impact from the bulk bins sediment to the proposed drainage system.
- ◆ Eric Peterson indicated that the swales would be installed to the rear of the bins. Minor sediment would not have a major impact to the system.
- ◆ Watson Bellows questioned the detention basin proximity to the adjacent Ogden View development
- ◆ Terry McCarthy, Town Engineer indicated that the nearest basin was located adjacent to Kenneth Drive.
- ◆ Attorney Familigetti reviewed Conservation Commission and Inland Wetland Commission review of the application and improvements.
 - Not expecting increases to existing traffic;
 - Proposed Greenhouses designed for supplying existing business not for retail traffic at the greenhouses;
 - Signed egress on to Ogden View Drive to prevent Tractor Trailer vehicles on that roadway.
- ◆ Discussion took place regarding design specification to the proposed greenhouses.
- ◆ Staff Comment (9:15 P.M.):
- ◆ Leonard Tundermann, Town Planner reviewed Staff memorandum dated May 22, 2010;
 - Two (2) Special Permits required – more than 40 off-street parking; Aggregate structures in excess of 25,000 sq/ft
 - Received DRC approval;
 - Traffic Authority review was not needed;
 - Suggested quantity and specimen size of landscape plantings on detail for the site;
 - Proposed shed on the plan have been determined as inventory by the ZEO.
- ◆ Discussion took place regarding vehicle (truck) classifications to determine maximum vehicle size allow to egress on to Ogden View Drive.
- ◆ Attorney Familigetti indicated that during discussions with Kenneth Boyton, Ogden View developer it had been determined that no tractor trailers, Class 8 vehicles would be allowed to exit the site.
- ◆ Leonard Tundermann, Town Planner spoke to possible Trail system easement for future installation.
- ◆ Terry McCarthy, Town Engineer review Storm water containment system and drainage improvements to the site;
- ◆ Discussion to place in regards to preventing entrance from Ogden View Drive into the Garden Barn site.
- ◆ Attorney Familigetti suggested that the commission determine the maximum vehicle size for egress onto Ogden View Drive.
- ◆ 5 minute recess at 9:45 P.M.
- ◆ Meeting reconvened at 9:55 P.M.
- ◆ Public Comment (9:55 P.M.)
- ◆ Dom Sepulva, 10 Ogden View Drive
 - Concerned with exit drive onto Ogden View Drive;
 - Not happy with the proposed location of bulk bin locations;

- Not in favor of the Poly greenhouses due to aesthetics.
- ◆ **Tim Stanley, 12 Ogden View Drive**
 - Concerned with egress onto Ogden View Drive.
- ◆ **Dave Galley, Ogden View Drive**
 - Concerned with egress onto Ogden View Drive.
- ◆ **Scott Wilke, 14 Ogden View Drive**
 - Concerned with egress onto Ogden View Drive.
- ◆ **Public Testimony was closed at 10:13 P.M.**
- ◆ **Watson Bellows, seconded by Francis Kaplan moved a Motion to Continue the Application to June 17, 2010. Motion carried unanimously.**

4. Old Business

4.1. Plan of Conservation and Development

- ◆ **Watson Bellows presented Booklet # 5. Result of Town Meeting in February and Subcommittee input.**
- ◆ **Francis Kaplan, seconded by Watson Bellows moved a Motion to Schedule a Special Meeting on June 10, 2010, 7:00 P.M., 2nd Floor, Senior Center. Motion carried unanimously.**

5. New Business.

5.1. Receipt of Applications:

5.1.1. Application [PZ-2010-11] of Lawrence Guillemette, Jr. for a Special Permit for a used car dealership and automobile repairs at 264 Talcottville Road (Assessor's ID: Map #10, Block #15R, Lot/Parcel #1)

- ◆ **Chester Morgan, seconded by Francis Kaplan moved a Motion to Receive and Schedule a Public Hearing on July 15, 2010. Motion carried unanimously.**

6. Other Business

6.1. Additional business to be considered should be introduced under PZC meeting agenda item "#2.2 Amendment / Adoption of Agenda" at the beginning of the meeting.

- ◆ **Chester Morgan, seconded by Francis Kaplan moved a Motion to cancel the July 1, 2010 meeting. Motion carried unanimously.**
- ◆ **Chester Morgan, seconded by Francis Kaplan moved a Motion to Reschedule Application PZ-2010-10 to June 17, 2010. Motion carried unanimously.**

7. Adjournment.

- ◆ **Francis Kaplan, seconded by Chester Morgan moved a Motion to Adjourn. Motion carried unanimously.**
- ◆ **Meeting adjourned at 10:23 P.M.**

James Krupienski
Recording Secretary