

**TOWN OF VERNON  
Planning & Zoning Commission (PZC)  
Draft Minutes -Meeting Notice  
Thursday, July 15, 2010, 7:30 PM  
Council Chambers, Third Floor  
Memorial Building  
14 Park Place  
Rockville/Vernon, CT**

RECEIVED  
VERNON TOWN CLERK  
10 JUL 28 AM 10:59

1. Call to Order & Roll Call

- ◆ **Meeting was called to order at 7:41 P.M.**
- ◆ **Regular Members Present:** Lester Finkle, Chester Morgan, Francis Kaplan, Walter Mealy and Watson Bellows.
- ◆ **Alternate Members Present:** Victor Riscassi, Charles Bardes and Stanley Cohen. Charles Bardes to sit for Sarah Iacobello. Stanley Cohen to sit for Keith Lauzon.
- ◆ **Staff Present:** Marina Rodriguez, Asst. Town Planner/EDC, Terry McCarthy, Town Engineer
- ◆ **Recording Secretary:** James Krupienski

2. Administrative Actions/ Requests

2.1 Communications received NOT related to Agenda items

- ◆ **Connecticut Town & City Monthly Newsletter, CCM, June 2010, Volume 37 Number 3.**

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

- ◆ **Add Item #6.2 – Discussion regarding Environmental Review Team Study (ERT).**
- ◆ **Watson Bellows, seconded by Chester Morgan moved a Motion to adopt the Agenda as Amended. Motion carried unanimously.**

2.3 Acceptance of Minutes

- **Chester Morgan, seconded Francis Kaplan moved a Motion to Approve the Draft Minutes of the March 3, 2010 Special Meeting.**
  - **Add Last name for Francis Kaplan to Regular Members Present section.**
- **Motion carried unanimously.**
- **Chester Morgan, seconded Walter Mealy moved a Motion to Approve the Draft Minutes of the March 4, 2010 Special Meeting.**
  - **Add Francis Kaplan to Regular Members Present**
- **Motion carried unanimously.**
- **Francis Kaplan, seconded Walter Mealy moved a Motion to Approve the Draft Minutes of the March 11, 2010 Special Meeting. Motion carried unanimously.**
- **Walter Mealy, seconded Charles Bardes moved a Motion to Approve the Draft Minutes of the March 18, 2010 Regular Meeting. Motion carried unanimously.**
- **Francis Kaplan, seconded Stanley Cohen moved a Motion to Approve the Draft Minutes of the April 1, 2010 Regular Meeting. Motion carried unanimously.**

- **Chester Morgan, seconded Watson Bellows moved a Motion to Approve the Draft Minutes of the April 15, 2010 Regular Meeting. Motion carried unanimously.**
- **Stanley Cohen, seconded Watson Bellows moved a Motion to Approve the Draft Minutes of the May 6, 2010 Regular Meeting. Motion carried unanimously.**
- **, seconded moved a Motion to Approve the Draft Minutes of the May 20, 2010 Regular Meeting.**
  - **Moved to August 3, 2010 meeting.**
- **, seconded moved a Motion to Approve the Draft Minutes of the June 3, 2010 Regular Meeting.**
  - **Moved to August 3, 2010 meeting.**
- **, seconded moved a Motion to Approve the Draft Minutes of the June 10, 2010 Regular Meeting.**
  - **Moved to August 3, 2010 meeting.**
- **, seconded moved a Motion to Approve the Draft Minutes of the June 17, 2010 Regular Meeting.**
  - **Moved to August 3, 2010 meeting.**

### 3. Public Hearings

3.1 Continued Hearing for Application [PZ-2010-06] of Kishan, LLC for Special Permits for sale of alcohol and use within an aquifer protection zone and approval of a Site Plan of Development for a package store at 482 Talcottville Road (Assessor's ID: Map# 09, Block #015T, Lot/Parcel #00030)

- ◆ **Walter Mealy recused himself from the application.**
- ◆ **Victor Riscassi to sit for Walter Mealy.**
- ◆ **Attorney Leonard Jacobs, 56 Deepwood Drive**
- ◆ **John Alexopolous, Landscape Architect:**
  - **Mixture of deciduous and evergreen shrubs for landscaping;**
  - **Native shrub plantings along wetlands area;**
  - **Existing trees to remain and be supplemented with plantings;**
- ◆ **Victor Riscassi indicated concern with the driveway site line from proposed Red Maple trees at roadway;**
- ◆ **Consensus Survey regarding street site line:**
  - **Lower shrubs or Pull Back trees:**
    - **Victor Riscassi – Remove tress and use lower shrubs;**
    - **Charles Bardes – Remove 1<sup>st</sup> tree by entrance and replace with lower shrubs;**
    - **Stanley Cohen – Remove all Maple trees and replace with lower shrubs;**
    - **Watson Bellows - Remove all Maple trees and replace with lower shrubs;**
    - **Chester Morgan – Remove all Maple trees and replace with lower shrubs;**
    - **Francis Kaplan – Remove all Maple trees and replace with lower shrubs;**
  - **Consensus for the commission was to remove the Maple trees and utilize low lying shrubs.**
- ◆ **Francis Kaplan indicated that he had reviewed the previous meeting audio.**
- ◆ **Staff Input**
  - **No additional input.**

- ◆ **Public Input – 8:05 P.M.**
  - **Mick Karl, 458 Talcottville Road, Owner:**
    - **Concerned with storage of snow during the winter season when removed from the pavement.**
- ◆ **Public Testimony closed at 8:07 P.M.**
- ◆ **Eric Peterson, Gardner & Peterson indicated that proposed landscaping on the site would prevent storage of snow adjacent to Talcottville Road (Rt. 83).**
- ◆ **Watson Bellows suggested a plan to mitigate possible runoff from melting snow.**
- ◆ **Public Hearing was closed at 8:12 P.M.**
- ◆ **Chester Morgan, seconded by Watson Bellows moved a Motion to Approve the Application and finds that it complies with §17.3 of the Zoning Regulations.**
  - **Stipulation #9 – To remove proposed Maple trees and plant low lying shrubs to be planted along Talcottville Road (Rt. 83).**
- ◆ **Motion carried unanimously.**

3.2 Continued Hearing for Application: [PZ-2010-10] of 1085 Hartford Turnpike, LLC for a Site Plan of Development & Special Permit to construct two multi-family buildings, a club house with a pool and mailbox facility at 1085 Hartford Turnpike (Assessor's ID: Map #38, Block #0072, Lot/Parcel #00027 and Map #39, Block #0072, Lot/Parcel #0027B)

- ◆ **Walter Mealy recused himself from the application.**
- ◆ **Victor Riscassi to sit for Walter Mealy.**
- ◆ **Attorney Leonard Jacobs, 56 Deepwood Drive:**
  - **Two (2) Multi-family 16 unit structures;**
  - **Club House and Pool area;**
- ◆ **Ken Peterson, Gardner & Peterson:**
  - **Two (2) curb-cuts for the site;**
  - **Modified Zoning Table on Site Plans relative to Parking Spaces;**
  - **Additional sidewalks on South access drive to connect to existing sidewalks for pedestrian movement;**
  - **Adding rip-rap to existing 24" culvert;**
  - **Eliminating 550 sq/ft of wetland area on the site**
  - **3,285 sq/ft mitigation area being created with wetland plantings;**
  - **Storm Water System**
    - **2 systems proposed on the site;**
    - **One for clean water – yard & road drains to discharge at easterly wetlands area;**
    - **One to handle parking area – catch basins to discharge into treatment area with deep sumps with oil traps on basins 22 and 16 prior to discharge to water quality treatment area;**
    - **No additional peak runoff increase proposed;**
  - **Conservation Easement on the west side of the site for wetlands, no mow area and water treatment area;**
  - **Lot coverage of 37.2%;**
  - **Lighting – Hanover Lantern - 15' Pole in parking area. Proposing 10 being used. Similar lights for sidewalk area with 8' pole – Proposing approximately 28 being used.**
- ◆ **Attorney Jacobs indicated that cross-easements will be recorded to allow for travel and drainage.**

- ◆ Watson Bellows questioned the applicant regarding waiver of sidewalks for the project;
- ◆ Attorney Jacobs indicated that the issue had not been discussed.
- ◆ Marina Rodriguez, Asst. Town Planner/EDC questioned the revision dates from presented maps based on previous comments.
- ◆ Applicant indicated that the maps have a revision of June 9, 2010 – Staff Comments.
- ◆ Eric Santini presented design styles for the proposed structures;
  - Mailbox Portico – recessed lighting with locking mailboxes;
- ◆ Discussion took place regarding installation of sidewalks for the project.
- ◆ Terry McCarthy, Town Engineer:
  - Questioned if the applicant would contact the State Traffic Commission (STC) review due to additional parking;
  - Storm Water Plan – Designed well for the site.

- ◆ Public Comment (9:06 P.M.)
- ◆ None
- ◆ Public Comment closed at 9:07 P.M.

◆ Sidewalk Waiver Discussion

- |            |   |                    |   |
|------------|---|--------------------|---|
| ○ Choices: | No Sidewalk<br>installation   | Sidewalk installed | Future Sidewalk   |
|            | <ul style="list-style-type: none"> <li>▪ Victor Riscassi</li> <li>▪ Charles Bardes</li> </ul>                         |                    | <ul style="list-style-type: none"> <li>▪ Stanley Cohen</li> <li>▪ Watson Bellows</li> </ul> |
|            | <ul style="list-style-type: none"> <li>▪ Chester Morgan</li> <li>▪ Francis Kaplan</li> <li>▪ Lester Finkle</li> </ul> |                    |   |

- ◆ Chester Morgan, seconded by Francis Kaplan moved a Motion to waive sidewalk installation along Route 30 (Hartford Turnpike).
- ◆ Motion carried with 2/3 vote: Victor Riscassi, Charles Bardes, Lester Finkle, Chester Morgan and Francis Kaplan: voting yes to waive. Watson Bellows and Stanley Cohen: voting no to waive.
- ◆ Chester Morgan, seconded by Francis Kaplan moved a Motion to Approve the Application and finds that it complies with §17.3 of the Zoning Regulations. Motion carried unanimously.
- ◆ Five (5) minute recess at 9:15 P.M.
- ◆ Meeting reconvened at 9:25 P.M.

3.3 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)

- ◆ Terry McCarthy, Town Engineer read the Legal Notice into the record.
- ◆ Walter Mealy returned to a sitting member.
- ◆ Victor Riscassi returned to Alternate member.
- ◆ Attorney Leonard Jacobs, representing Applicant.
- ◆ Proposing to use site for sale and repair of vehicles similar to adjacent site at 260 Talcottville Road.

- **No proposed change to building size;**
- **Parking on site for vehicle repair and employee parking;**
- **Site would be connected to prevent impact to Talcottville Road (Rt. 83) to repair vehicles at the 264 Talcottville Road property;**
- **Special Permit required for Auto Mobile Repair;**
- **Need the commission to determine that the site is suitable for the use to allow for issuing of a license by the Department of Motor Vehicles.**
- ◆ **Marina Rodriguez, Asst. Town Planner/EDC:**
  - **Application should be based upon the Site Plan dated April, 2010 showing the Landscaping on the Site.**
- ◆ **Terry McCarthy, Town Engineer:**
  - **Questioned Floor drains in the property. Applicant indicated there were no floor drains.**
  - **Gravel drive proposed does no increase the impervious coverage for the site.**
- ◆ **Public Input:**
  - **None**
- ◆ **Public Testimony closed at 9:53 P.M.**
- ◆ **Public Hearing was closed at 9:53 P.M.**
- ◆ **Chester Morgan, seconded by Francis Kaplan moved a Motion to Approve the Application and determines that the site is suitable for use as an Automotive Repair Facility and finds that it complies with §17.3 of the Zoning Regulations.**
- ◆ **Motion carried 6-1. Watson Bellows opposed.**

#### 4. Old Business

##### 4.1 Plan of Conservation and Development

- ◆ **Marina Rodriguez, Asst. Town Planner/EDC has reviewed Booklet #5 and will be meeting with her on July 28, 2010.**
- ◆ **Economic Development Commission will review Booklet #5 on July 21, 2010.**
- ◆ **Booklet #6 Infrastructure – Due to be reviewed by the Planning and Zoning Commission during September.**
- ◆ **Survey Results are expected in November.**
- ◆ **Sub-Committee will begin working on survey questions.**
- ◆ **Chester Morgan, seconded by Walter Mealy moved a Motion to Schedule a Special Meeting for September 9, 2010 @ 7:00 P.M. at 26 Park Place, Senior Center, 2<sup>nd</sup> Floor. Motion carried unanimously.**

##### 4.2 By-laws

- ◆ **Watson Bellows suggested that the commission create a sub-committee to create Draft By-laws.**
- ◆ **Watson Bellows indicated that he drafted by-laws for review and discussion. Will supply to Leonard Tundermann, Town Planner to distribute to the commission.**

#### 5. New Business.

##### 5.1 Receipt of Applications:

- 5.1.1 Application **PZ-2010-12** of Joel Stavens for Resubdivision of two parcels into two rear lots at 310 Lake St. (Assessor ID: map 14, block 143, parcel 48C and 49C)

- ◆ **Francis Kaplan, seconded by Chester Morgan moved at Motion to Receive and Schedule a Public Hearing on August 19, 2010.**

5.1.2 Application **PZ-2010-13** of Ellington Prospect LLC for Zoning Amendment to Sec. 3.26 Re-use, Adaptive of the Vernon Zoning Regulations to include a new category of buildings.

- ◆ **Watson Bellows, seconded by Chester Morgan moved a Motion to Receive and Schedule a Public Hearing on September 2, 2010. Motion carried unanimously.**

5.1.3 Application **PZ-2010-14** of Robert Dwyer for a modification of an approved site plan of development at 105 Industrial Park Rd. (Assessor ID: Map #30, Block #0133, Parcel #0005L)

- ◆ **Francis Kaplan, seconded by Charles Bardes moved a Motion to Receive and Schedule a Public Hearing on August 19, 2010. Motion carried unanimously.**

5.1.4 Application **PZ-2010-15** of Park at Hockanum Crossing LLC for modification of an approved site plan of development and special permit for lot coverage at 37 Hockanum Blvd. (Assessor ID: Map #4, Block #0004, Lot/Parcel #0008A)

- ◆ **Chester Morgan, seconded by Francis Kaplan moved a Motion to Receive and Schedule a Public Hearing on August 19, 2010. Motion carried unanimously.**
- ◆ **Chester Morgan, seconded by Francis Kaplan moved a Motion to Reschedule the Application to August 5, 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.

6.2 Discussion of ERT

- ◆ **Discussion regarding the placement and removal for the ERT discussion from the supplied agendas.**

## 7. Adjournment.

- ◆ **Francis Kaplan, seconded by Stanley Cohen moved a Motion to Adjourn. Motion carried unanimously.**
- ◆ **Meeting adjourned at 10:15 P.M.**

James Krupienski  
Recording Secretary