

Town Clerk

TOWN OF VERNON
Planning & Zoning Commission (PZC)
DRAFT Minutes - Meeting Notice
Thursday, August 5, 2010, 7:30 PM
Council Chambers, Third Floor
Memorial Building
14 Park Place
Rockville/Vernon, CT

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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 and Walter Mealy.
- Alternate Members Present: Victor Riscassi, Charles Bardes and Stanley Cohen.
- Staff Present: Leonard Tundermann, Town Planner.
- Recording Secretary: James Krupienski

2. Administrative Actions/Requests

2.1 Communications received NOT related to Agenda items

- Planning Commissioners Journal, #79, Summer 2010.
- Draft Commission By-Laws for Commission review, dated August 5, 2010.
- Suggested changes to "Policy for Performance Bonding" for commission review.
- Minor Modification approval for Juliano's Pools LLC, dated July 22, 2010.
- PZC Application Approval Letter for PZ-2010-06, Kishan LLC, dated July 23, 2010.
- PZC Application Approval Letter for PZ-2010-10, 1085 Hartford Turnpike LLC, dated July 23, 2010.
- PZC Application Approval Letter for PZ-2010-11, Lawrence E. Guillemette Jr., dated August 3, 2010.

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

- Add Item #6.1 - Discussion of By-Laws for the Commission.
- Add Item #6.2 - Amendment to the "Policy for Performance Bonding".
- Chester Morgan, seconded by Francis Kaplan moved a Motion to Adopt the Agenda as Amended. Motion carried unanimously.

2.3 Acceptance of Minutes

- Chester Morgan, seconded by Francis Kaplan moved a Motion to Approve the Draft Minutes of the May 20, 2010 Regular Meeting. Motion carried unanimously.
- Chester Morgan, seconded by Francis Kaplan moved a Motion to Approve the Draft Minutes of the June 3, 2010 Regular meeting. Motion carried unanimously.
- Charles Bardes, seconded by Walter Mealy moved a Motion to Approve the Draft Minutes of the June 10, 2010 Special Meeting. Motion carried unanimously.
- Chester Morgan, seconded by Francis Kaplan moved a Motion to Approve the Draft Minutes of the June 17, 2010 Regular Meeting. Motion carried unanimously.
- Chester Morgan, seconded by Francis Kaplan moved a Motion to Approve the Draft Minutes of the July 15, 2010 Special Meeting. Motion carried unanimously.

- **Draft Minutes of the July 17, 2010 Regular Meeting moved to the August 19, 2010 meeting pending review of sitting status of Commissioner Mealy.**

3. Public Hearings

3.1 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 Boulevard (Assessor's ID: Map #4, Block #4, Parcel 8A)

- **Leonard Tundermann, Town Planner read the Legal Notice into the record.**
- **Attorney Antoinette Webster, Kahan Kerensky & Cappossela representing the Applicant; Kenneth Peterson, Gardner & Peterson Associates also present.**
- **Attorney Antoinette Webster reviewed previous Site Plan and Special Permit approvals granted for the property.**
 - **Seeking Site Plan Modification and Special Permit for lot coverage.**
 - **Improvements to Mail Pavilion and recycling area.**
 - **Reconfigured the short-term parking area;**
 - **Reduced employee parking;**
 - **Seeking Modification due to Zoning changes since the 2006 approval.**
- **Kenneth Peterson, Gardner & Peterson Associates;**
 - **Trash collection has been enclosed;**
 - **Bituminous curbing has been upgraded to granite along the front of the building;**
 - **Parking has been reduced from 40 spaces to 37 spaces. Requesting the commission approve a reduction to 34 spaces with proposed re-lining on the site.**
 - **Fire Marshal has requested parking not be allowed adjacent to doorways.**
 - **Mail Service area would have signage removed.**
 - **Trash recycling area could have 16 short-term spaces for parking. Requesting parking line and lining for handicap parking space.**
- **Chester Morgan questioned proposed changes to parking space striping and comments from the Fire Marshal.**
- **Leonard Tundermann, Town Planner felt changes requested by the application narrative were appropriate.**
- **Discussion took place regarding requested and completed changes to the original approved Site Plan of Development.**
- **Leonard Tundermann, Town Planner indicated the applicant had requested a minor modification to original approval and Staff was not comfortable approving significant that were already completed and requested that the applicant have the commission review and approve the changes.**
- **Attorney Webster stated that the proposed changes met the requirements of §17-Special Permits criteria.**
- **Discussion took place relative to improvements completed prior to approval by the commission.**
- **Public testimony (8:14 P.M.)**
 - **None**
- **Public testimony was closed at 8:14 P.M.**
- **Public Hearing was closed at 8:14 P.M.**
- **Watson Bellows requested that Staff supply Draft Motion for the Commission to review.**
- **Chester Morgan, seconded by Francis Kaplan moved a Motion to Continue the Application to August 19, 2010. Motion carried unanimously.**

4. Old Business

4.1 Plan of Conservation and Development

- **Watson Bellows reviewed POCD updates:**
 - **Met with the Mayor and Planimetrics consultant.**
 - **Economic Development Commission (EDC) was requested to comment on the Development Booklet #5 – No report was supplied.**
 - **In process of developing questions for upcoming phone survey.**
 - **Special Meeting has been scheduled for September 9, 2010 to review the Infrastructure Booklet # 6.**

5. New Business.

5.1 Receipt of Applications:

5.1.1. Application [PZ-2010-16] of Samuel Belsito for a Zone Change from Special Economic Development Zone to Commercial at #295 Talcottville Road (Assessor's ED: Map #10, Block #0004, Lot/Parcel #00086.

- **Francis Kaplan, seconded by Watson Bellows moved a Motion to Receive and Schedule a Public Hearing on September 2, 2010. Motion carried unanimously.**
- **Watson bellows requested Staff to provide history of the SED Zone and surrounding property zoning history.**

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.

- **By-Laws**
 - **Watson Bellows requested commissioners review the Draft By-laws for discussion at the August 19, 2010 meeting.**
- **Policy for Performance Bonding**
 - **Leonard Tundermann, Town Planner reviewed current policy information and reasoning behind suggested revisions. Listed suggested changes based on Staff review.**
 - **Discussion took place regarding use of the Bonding policy.**
 - **Chester Morgan, seconded by Francis Kaplan moved a Motion to Approve the revised Policy as written.**
 - **Watson Bellows questioned the need to have Town Counsel review the proposed changes.**
 - **Leonard Tundermann, Town Planner stated that the "policy" is a departmental operation and would not need review by the Town Attorney.**
 - **Motion carried 5-0-2. Commissioners Riscassi and Mealy abstained.**

7. Adjournment.

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

James Krupienski
Recording Secretary