

**TOWN OF VERNON
Planning & Zoning Commission (PZC)
Regular Meeting- Minutes
Thursday, October 6, 2011, 7:00 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 7:00 P.M.
- ◆ Regular Members Present: Chester Morgan, Stanley Cohen, Francis Kaplan, Victor Riscassi and Daniel Sullivan.
- ◆ Alternate Members Present: William Roch. William Roch to sit for Charles Bardes.
- ◆ Staff Present: Leonard Tundermann, Town Planner, Terry McCarthy, Town Engineer
- ◆ Recording Secretary: None

2. Administrative Actions/ Requests

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

- ◆ Francis Kaplan, seconded by Daniel Sullivan moved a Motion to Adopt the Agenda as Amended through October 5, 2011. Motion carried unanimously.

2.2. Communications received NOT related to Agenda items

- ◆ Approval Letter for PZ-2011-11 of Thomas A. Sheehan for a Special Permit to establish a fraternal organization (Moose Lodge) at #55 Windsor Avenue.
- ◆ Approval Letter for PZ-2011-13 of Bruce Kloter for a Site Plan of Development and Special Permit to construct a temporary parking lot for Swiss Cleaners on the property at #4 Regan Street.
- ◆ Letter from The State of Connecticut, Department of Energy & Environmental Protection regarding "Ticket Network Forest LLC Proposed Drive and Parking Lot, 60 South Frontage Road (Route 541), Vernon, CT
- ◆ Connecticut Conference of Municipalities, Environmental Management Workshop flyer regarding Public Act 490.

2.3. Acceptance of Minutes

- ◆ Francis Kaplan, seconded by Stanley Cohen moved a Motion to approve the minutes of the September 1, 2011 Regular meeting. Motion carried unanimously.

3. Public Hearings

3.1. Application [PZ-2011-14] of ESS 1031 Hartford Turnpike, LLC for a Special Permit to construct 66 residential apartment units at 999A, 1005, 1015, 1025 & 1031 Hartford Turnpike (Assessor's ID: Map #38, Block #0072, Lot/Parcel #0030D, Map #38, Block #0072, Lot/Parcel #0029A, Map #39, Block #0072, Lot/Parcel #00029, Map #38, Block #0072, Lot/Parcel #0036A & Map #38, Block #0072, Lot/Parcel #00028)

- ◆ Leonard Tundermann, Town Planner read the Legal Notice into the Record.
- ◆ Leonard Jacobs, 56 Deepwood Drive representing the Applicant:

- Eric Peterson, Gardner & Peterson Associates; Kevin & Eric Santini, Owners; John Alexopolous, Landscape Architect.
- Has received approval from Traffic Authority – one comment regarding sign for emergency access.
- IWC approved as insignificant activity;
- DRC Approved unanimously
- NCDHD no issues
- Fire Marshal concerns have been complied with.
- Will be requesting issues with building height, landscaping and sidewalks and require motions to accept issues for compliance.
- Have reviewed comments from Leonard Tundermann, Town Planner and will discuss one issue.
- Zone Change has been granted for developments as multi-family housing.
- Separate parcels would be combined for development is approved.
- No new curb-cuts for the development.
- PRD allows for multi-family by Special Permit and meet requirements for proposed units.
- Have public sewer and water at the site.
- Building is 35' 10" in height and requires allowance by Fire Marshal comment. Memorandum has been supplied for the allowance. Requesting approval allow for specific height.
- Sidewalk waiver is being requested under Zoning Regulations §3.2.5 based on topography.
- Landscaping buffer can be requested by the commission but requesting, if required, to reduce the size from 25' to 23' in width.
- ◆ Eric Peterson, Gardner & Peterson Associates reviewed basic site design and roadway access through the development.
 - Trash enclosure will be three-sided vinyl fencing for resident access;
 - Mail pavilion for residents;
 - Identifying signs were added at the request of the Fire Marshal for identification of structures by the Emergency Responders.
 - Handicap parking located for easy access.
 - Sidewalks installed in the development for building access.
 - Requesting sidewalk waived due to sloping adjacent to Hartford Turnpike.
 - Three fire hydrants will be installed at the request of the Fire Marshal.
 - Detention Basin has been designed to manage site water and roof leaders.
 - Erosion & Sediment Control – Anti-tracking pad during construction
 - Silt fence along Route 30 and site will be rough graded to drain into the basin prior to final excavation. Each building will be graded and seeded upon completion.
- ◆ Kevin Santini, ESS 1031 Hartford Turnpike LLC:
 - Six building, sixty-six units total;
 - All will have garages;
 - Townhome Style;
 - Displayed board mounted color-rendered front elevation architectural designs.
 - Vinyl siding exterior.
- ◆ John Alexopolous, Landscape Architect:
 - Presented color-rendered landscape designs;
 - Front yards will have variety of large and small shrubs, deciduous and evergreen varieties;

- Entry sign with flowering tree;
- South-side landscape screening has been spaced to improve buffer;
- ◆ Attorney Leonard Jacobs,:
 - Requesting Special Permit due to height restrictions;
 - Requesting Special Permit for reduction of Landscape Buffer to twenty-three (23) feet;
 - Requesting Waiver of Sidewalks along Route 30 (Hartford Turnpike);
- ◆ Victor Riscassi – Questioned storm water system drainage location into the storm system on Route 30.
- ◆ Eric Peterson indicated that the flow leaving the retention basin will be controlled into the storm pipe into Route 30.
- ◆ Staff Input:
 - Leonard Tundermann, Town Planner review Staff Memorandum dated September 29, 2011.
 - Questioned possible reduction of parking area between Building 29 and 30 to allow for additional livability space.
 - Comments from Staff during development meeting have been addressed.
- ◆ Discussion took place relative to excess parking area between Building 29 & 30 for possible reduction.
 - Terry McCarthy, Town Engineer:
 - Concurs with Eric Peterson regarding drainage plans.
 - Indicated issue with square footage of each unit.
- ◆ Public Input – None
- ◆ Public Testimony:
 - Walter Mealy, 125 South Street – In favor of the proposed application. Does not believe in the need for sidewalks. Believes proposed parking is sufficient for the development.
- ◆ Public Hearing was closed at 8:36 P.M.
- ◆ Ten Minute Recess at 8:36 P.M.
- ◆ Meeting reconvened at 8:46 P.M.
- ◆ Francis Kaplan, seconded by Daniel Sullivan moved to Approve the Draft Motion as Amended.
 - #16 - Sidewalk Waiver along Route 30 only.
 - #17 – 25' Landscape Buffer reduced to 23'
 - #18 – Building Height of 35'10" is approved.
- ◆ Francis Kaplan - Yes
- ◆ Victor Riscassi - Yes
- ◆ Stanley Cohen - Yes
- ◆ Daniel Sullivan - Yes
- ◆ William Roch - Yes
- ◆ Chester Morgan - Yes
- ◆ Motion carried unanimously.

4. Old Business

4.1. Plan of Conservation and Development

- ◆ October 13, 2011 at 7:00 P.M. a Public Hearing will be held.

5. New Business.

5.1. Receipt of Applications:

5.1.1. Application [PZ-2011-15] of Aisen Tena (Beni's Restaurant) for a Special Permit for an Outdoor Patio and parking at #1280 Hartford Turnpike (Assessor's ID: Map # 46, Block #0068, Lot/Parcel #00056)

- ◆ **Stanley Cohen, seconded by William Roch moved a Motion to Accept and Schedule a Public Hearing on November 17, 2011. Motion carried 5-1. Commissioner Kaplan opposed.**

5.1.2. Request by The Architecture+Development Studio, LLC for a six month extension of permits and deadlines to March 2012 for Loom City Lofts at 215 East Main Street (PZ-2005-16)

- ◆ **William Roch, seconded by Francis Kaplan moved a Motion to Approve the Extension for Permits and Deadlines for Six (6) months. Motion carried**

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.

- ◆ **Commission requested that the discussion relative to a letter from David McQuaid, dated September 16, 2011 regarding TicketNetwork and the NDDB review be added to the October 20, 2012 meeting Agenda.**

7. Adjournment.

- ◆ **Francis Kaplan, seconded by Daniel Sullivan moved a motion to Adjourn. Motion carried unanimously.**
- ◆ **Meeting adjourned to 9:01 P.M.**

**James Krupienski
Acting Recording Secretary**