

**TOWN OF VERNON
Planning & Zoning Commission (PZC)
Minutes-Special Meeting Notice
Thursday, March 24, 2011, 7:00 PM
Auditorium Second Floor
Vernon Senior Center
26 Park Place
Rockville/Vernon, CT**

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1. Call to Order & Roll Call

- **Meeting was called to order at 7:03 P.M.**
- **Regular Members Present:** Chester Morgan, Francis Kaplan, Charles Bardes, Victor Riscassi, Stanley Cohen and Daniel Sullivan.
- **Alternate Members Present:** None
- **Staff Present:** Leonard Tundermann, Town Planner, Ralph Zahner, Town Surveyor, David Ignatowicz, WPCA Director.
- **POCD Consultant:** Heidi Samokar, Planimetrics
- **Recording Secretary:** James Krupienski

- **Water Pollution Control Authority held a consecutive Special Meeting to make comments to the Planning and Zoning Commission.**

2. Plan of Conservation and Development

- Overview of where the PZC is in the POCD preparation process
 - **Heidi Samokar began the review of up coming process regarding Public Review and commenting.**
 - **Draft copies should be placed on-line, local offices and at the Library for public review.**
 - **Sixty-five (65) day review process to the Town Council and Regional Planning Commission.**
 - **All comments or proposed changes at this point must go through the Planning & Zoning Commission.**
 - **All comments received are advisory.**
 - **Commission felt the Plan Draft needs to state "Advisory".**
 - **OPM is planning for September completion and presentation of the Draft State Plan.**
 - **Charles Bardes questioned possible impact to local Budget and how specific priorities are determined.**
 - **Heidi Samokar reviewed planning policies that have no or low cost to the municipality. Inconsistencies in the Adopted Plan can affect possible funding. Plan can be revised to correct inconsistencies with the Final State POCD.**
- Discussion of POCD draft policy regarding sewer service extensions by PZC and representatives of Planimetrics and the Vernon WPCA
 - **David Ignatowicz, WPCA Director presented GIS mapping to suggest possible area changes with subsequent application to OPM and DEP to changes existing mapping for the area.**
 - **WPCA determined specific sewer avoidance/service areas for inclusion in the POCD.**

- Heidi Samokar suggested the subcommittee create a policy to support implementation with an alternate Plan “B” as a backup possibility.
- Gregory Weaver felt the Town and State maps should be consistent.
- Gary Leavitt felt as an “Advisory Plan” it needs to be as consistent as possible.
- Heidi Samokar stated the Sewer Mapping in the Draft Plan would be amended to add the additional designated Sewer areas as discussed.

- Gary Leavitt, seconded by Gary Weaver moved a Motion to Adjourn the WPCA Special Meeting. Motion carried unanimously. Meeting adjourned at 7:41 P.M.

- Five (5) minutes recess at 7:40 P.M.
- Meeting reconvened at 7:45 P.M.

- Discussion of Draft #2 of POCD by PZC and representative of Planimetrics
 - Inside Cover Page to include statement the Plan is Advisory.
 - Chapter 2- Overall summary of Plan goals to be added.
 - Chapter 3 – Census data is being released. Should have updates prior to Public Hearing.
 - Text changes were supplied for amendment.
 - Chapter 4 – No suggested changes.
 - Chapter 5 – Suggested changes for Developable Land to meet zone area requirements. (Block A- Add – “Consider updating.”)
 - Commission should review Tankerhoosen Watershed Management Plan from 2009. Plan suggested incorporation into the Town Master Plan.
 - Page 33 – Strike bullet #10 from call-out box.
 - Page 34 – Remove “Protection” from table blocks.
 - Page 37 – remove “,etc” from the entire plan.
 - Need to add explanation of 21% State requirement for dedicated Open Space.
 - Page 44-45 to be rewritten to better clarify Open Space
 - Minor text changes were supplied
 - Chapter 6 – Encourage the Revitalization of Rockville.
 - Page 64 - Should be rewritten to assist with future redevelopment.
 - Rewrite strategies under Economic Revitalization.

- Discussion of approaches to POCD implementation by PZC and representative of Planimetrics

- Observations and comments by other Vernon agencies (if time allows - a meeting dedicated to this purpose will be scheduled in the near future)

- 3. Adjournment.
 - Charles Bardes, seconded by Stanley Cohen moved a Motion to Adjourn. Motion carried unanimously.
 - Meeting adjourned at 8:53 P.M.

James Krupienski
Recording Secretary