

**TOWN OF VERNON
Planning & Zoning Commission (PZC)
Minutes – Regular Meeting
Thursday, April 7, 2011, 7:00 PM
Council Chambers, Third Floor
Memorial Building
14 Park Place
Rockville/Vernon, CT**

RECEIVED
VERNON TOWN CLERK
11 MAY - 5 PM 4:47

1 Call to Order & Roll Call

- ◆ **Meeting was called to order at 7:07 P.M.**
- ◆ **Regular Members Present:** Chester Morgan, Francis Kaplan, Walter Mealy, and Stanley Cohen.
- ◆ **Alternate Members Present:** William Roch. William Roch to sit for Daniel Sullivan.
- ◆ **Staff Present:** Leonard Tundermann, Town Planner
- ◆ **Recording Secretary:** James Krupienski

2 Administrative Actions/ Requests

2.1. Amendment / Adoption of Agenda – Additional business to be considered under agenda item #6 “Other Business”

- ◆ **Stanley Cohen, seconded by Francis Kaplan moved a Motion to adopt the Amended Agenda dated April 6, 2011. Motion carried unanimously.**

2.2. Communications received NOT related to Agenda items

- ◆ **The Connecticut Landscape Architect, Winter 2011 publication.**
- ◆ **Connecticut Town & City, Volume 38, Number 1, February-March 2011.**
- ◆ **University of Connecticut, School of Engineering – Connecticut Technology Transfer, Spring 2011.**

2.3. Acceptance of Minutes

- ◆ **None**

3 Old Business

3.1. Plan of Conservation and Development

- ◆ **Met with consultant on March 31, 2011 to discuss revisions to the Draft Plan.**
- ◆ **Follow-up subcommittee meeting on April 14, 2011 at 4:00 P.M. to continue and discuss changes.**
- ◆ **Revisions will be supplied to the commission as they are completed.**

3.2. Bylaws

- ◆ **Adopted By-Laws were supplied to all members.**

3.3. Reschedule public hearing for Application PZ-2011-03 of Leonard Tundermann, Town Planner, to amend the Vernon Zoning Regulations to (1) add new section 3.30, Keeping of Poultry, (2) reference home based businesses of Major – Type 2 in lieu of home occupations as special permit uses within use regulations for residential zones, and (3) substitute the Zoning

Enforcement Officer for the Building Official and add the PZC chairman as having authority to sign off on minor site plan modifications.

- ◆ **Walter Mealy, seconded by Francis Kaplan moved a Motion to Reschedule the Public Hearing to May 5, 2011. Motion carried unanimously.**

4 New Business.

4.1. Request for six (6) month extension of all permits with respect to approval of application PZ-2005-16, Loom City Lofts

- ◆ **Application was approved in 2005. Applicant is requesting a six (6) month extension for approval.**
- ◆ **Francis Kaplan, seconded by Stanley Cohen moved a Motion to extend all permits for PZ-2005-16 for six (6) months. Motion carried unanimously.**

4.2. Request by Greg Pinto, Capstone Builders, Inc. for informal discussion with the Commission concerning:

- ◆ **No one was present for discussion.**

a. Open space

b. Cluster subdivision

4.3 Receipt of Applications:

4.3.1 Application [PZ-2011-04] Key Hyundai for construction of a new service garage and new showroom at #21 Hartford Turnpike (Assessor's ID: Map #1, Block #158, Lot/Parcels #2, 3B, 3C-1)

- ◆ **Stanley Cohen, seconded by Francis Kaplan moved a Motion to receive and Schedule a Public Hearing for April 21, 2011. Motion carried unanimously.**

4.3.2 Application [PZ-2011-05] of ESS 1031 Hartford Turnpike, LLC for change of zone from Industrial (I) to Planned Residential Development (PRD) for properties at #999A, #1005, #1015, #1025, & #1031 Hartford Turnpike (Assessor's ID: Map #38, Block #0072, Lots/Parcels #0030D, #00029, # 0029A, #0036A, & #00028, respectively)

- ◆ **William Roch, seconded by Francis Kaplan moved a Motion to Receive and Schedule a Public Hearing for May 5, 2011. Motion carried unanimously.**
- ◆ **Chester Morgan recused himself from the application for possible conflict of interest.**
- ◆ **Five (5) minutes recess at 7:22 P.M.**
- ◆ **Meeting reconvened at 7:30 P.M.**

5 Public Hearings

5.1 Application [PZ-2011-02] of Ellington Prospect, LLC for a Special Permit/Site Plan of Development to create 10 additional apartment units at One Ellington Avenue (Assessor's ID: Map #23, Block #0098, Lot/Parcel #00014.

- ◆ Members seated for the application.
 - **Walter Mealy, Francis Kaplan, Stanley Cohen and William Roch:**

- ◆ **Leonard Tundermann, Town Planner read the Legal Notice into the record.**

*Public Notice
Town of Vernon*

The Vernon Planning & Zoning Commission (PZC) will hold the following public hearings at its regular meeting at 7:00 PM on Thursday, April 7, 2011, in the Town Hall Council Chambers on the Third Floor at 14 Park Place, Rockville/Vernon:

Application [PZ-2011-02] of Ellington Prospect, LLC for a Special Permit/Site Plan of Development to create 10 additional apartment units at One Ellington Avenue (Assessor's ID: Map #23, Block #0098, Lot/Parcel #00014.

This PZC application is available for inspection by the public in the office of the Planning Department, Vernon Town Hall, 14 Park Place, Rockville, CT.

*Chester Morgan, Chairperson
Planning & Zoning Commission (PZC)*

- ◆ **Leonard Jacobs, 56 Deepwood Drive representing the applicant.**
 - **Also present: Bob Arsenault, Art Hall, Chris Bates and Bill Balluck, Owner.**
 - **To Add 10 units in the mansion structure;**
 - **Adjacent multi-family in the area;**
 - **Located in Historic Planned Neighborhood Development (PND) Zone;**
 - **Utilizing Reuse/Adaptive Regulations 2.97 & 3.26;**
 - **28 spaces proposed for the full site;**
 - **Reviewed Reuse Adaptive Zoning Regulations;**
 - **Supplied Historic Resource Survey completed in May 1981;**
 - **Supplied Rockville District Map dated April 5, 2011 by Town of Vernon GIS Department;**
 - **Have received Design Review Commission approval;**
 - **Local Historic Properties has reviewed and adopted most improvements;**
- ◆ **Robert J. Arsenault, P.E., Civil Engineer Services:**
 - **Reviewed proposed parking designs for the property;**
 - **Two (2) additional parking stalls were added on Northerly side adjacent to Ellington Avenue;**
 - **Enclosed trash receptacles;**
 - **Flag pole proposed for the front yard;**
 - **Extensive area style landscaping for the entire site.**
- ◆ **Art Hall, Dan Wright & Associates:**
 - **Reviewed the Index of Improvements to One Ellington Avenue received for record on March 3, 2011.**
 - **First floor will be handicap accessible;**
 - **Ramp will be added in the front porch area;**
 - **Proposing to add a single 4' entry door with restored side-lights.**
 - **Proposing to repair or replace the wooden columns;**
 - **Existing Stained Glass window will be restored and retained;**
 - **Enclosed fire-escape to the rear of the structure for egress from all levels;**
- ◆ **Chris Bates, Garden Barn, Landscape Architect:**
 - **Designed to enclose existing outdoor row areas;**
 - **Designed to have the period look for the existing building;**

- Utilizing Boxwood, shrub roses, spirea and rose of Sharon for front plantings;
- Adjacent handicap parking areas will be flanked by similar plantings as the front.
- Rear parking area to be planted with Boxwood, Hydrangea and Lilacs with viburnum plantings adjacent to Prospect Street;
- ◆ Five (5) minutes recess at 8:33 P.M.
- ◆ Meeting reconvened at 8:44 P.M.
- ◆ Attorney Leonard Jacobs:
 - Reviewed Special Permits requirement section 17.3;
 - Any conflict with the Local Historic Properties Commission approval requires the commission to give reason for change in design;
- ◆ Staff Comment:
 - Traffic Authority has reviewed for compliance and approved the application as presented;
 - North Central District Health Department had no comment;
 - Ray Walker, Fire Marshal:
 - Wheel stops should be added adjacent to structure walls;
 - Commented relative to Fire Safety controls for the interior structure;
 - Design Review Commission reviewed and approved on March 7, 2011;
 - Proposed parking on the site may be excessive for the proposed development;
 - Suggested possible use of pervious pavers or utilize as an overflow/court area;
- ◆ Discussion took place relative to appropriate parking for the site.
- ◆ Public Testimony (8:57 P.M.)
 - Cory P. Collins, resident – stated that he was thankful for a residence as a former homeless Veteran.
- ◆ Public Testimony was closed at 8:57 P.M.
- ◆ Five (5) minute recess at 8:57 P.M.
- ◆ Meeting reconvened at 9:05 P.M.
- ◆ Attorney Leonard Jacobs suggested stipulation that additional ten (10) parking stalls should be installed if the amount installed is found to be inadequate by the Planning and Zoning Commission.
 - Accepted the recommendation of wheel stops by the Fire Marshal.
- ◆ Bill Balluck spoke to comments made by the Fire Marshal and supplied proposed period style lighting.
- ◆ Public Hearing was closed at 9:15 P.M.
- ◆ Leonard Tundermann, Town Planner indicated that the commission needs to determine acceptance or denial of Local Historic Properties Commission items that were not supported.
 - Suggested use of a Caveat to require additional parking at the discretion of the Planning and Zoning Commission.
- ◆ William Roch supports the exemption from the LHPC requirements to improve efficiency.
- ◆ Francis Kaplan supported the decision of the LHPC regarding siding and windows.
- ◆ Walter Mealy supported the exemption from the LHPC requirements.
- ◆ Stanley Cohen supported the exemption from the LHPC requirements.

- ◆ **Stanley Cohen, seconded by William Roch moved a Motion to Approve the Application as presented and finds compliance with Section 17.3 with the following stipulations:**
 - **Wheel stops to be installed in parking stalls adjacent to the structure;**
 - **Flag Pole to be illuminated with a solar up-light;**
 - **Allow for the installation of vinyl windows and siding;**
 - **Caveat to require additional parking at the discretion of the Planning and Zoning Commission.**
- ◆ **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.

7 Adjournment.

- ◆ **Francis Kaplan, seconded by Stanley Cohen moved a Motion to Adjourn. Motion carried unanimously.**
- ◆ **Meeting adjourned at 9:20 P.M.**

James Krupienski
Recording Secretary