

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Minutes - Special Meeting
Thursday, June 9, 2011, 7:00 PM
Meeting Room, Second Floor
Vernon Senior Center
26 Park Place
Rockville/Vernon, CT

RECEIVED
VERNON TOWN CLERK
11 SEP 11 PM 4:45

1. Call to Order & Roll Call

- ◆ **Meeting was called to order at 7:10 P.M.**
- ◆ **Regular Members Present:** Chester Morgan, Walter Mealy, Francis Kaplan, Charles Bardes, Stanley Cohen and Daniel Sullivan.
- ◆ **Alternate Members Present:** None
- ◆ **Staff Present:** Leonard Tundermann, Town Planner, Ralph Zahner, Sub-Committee Chairman
- ◆ **Consultant:** Heidi Samokar, Planimetrics
- ◆ **Recording Secretary:** James Krupienski

2. Public Informational Meeting on Draft Plan of Conservation and Development (POCD)

- ◆ Presentation of Draft POCD by representative of Planimetrics
 - **Heidi Samokar, Planimetrics:**
 - **Non-binding advisory plan for upcoming 10 years:**
 - **Telephone surveys have been completed to receive input from 400 residents;**
 - **Meetings have been held with local officials;**
 - **Community engagement needs to continue;**
 - **Amenities and quality of life need to be balanced**
 - **OPEN SPACE:**
 - **Need to determine and protect present open space areas;**
 - **Need to protect water supplies and natural resources;**
 - **ROCKVILLE:**
 - **Need to enhance Rockville to encourage spending and redevelopment/revitalize.**
 - **Need to protect residential neighborhoods and suggested principles.**
 - **BUSINESS DEVELOPMENT**
 - **Need to update zoning to better match goals for specific areas;**
 - **Maintain current businesses existing presently;**
 - **Need to address vacant buildings;**
 - **Encourage development at Exits 66 & 67 with respectful business development with awareness of natural resources.**
 - **COMMUNITY FACILITIES**
 - **New to plans and address need for new facilities.**
 - **TRANSPORTATION**
 - **Good circulation though out the town;**
 - **Need to address and minimize existing congestion;**
 - **Continue to maintain the existing roadway infrastructure;**
 - **Improve and enhance pedestrian and bicycle travel;**
 - **UTILITIES**

- Need to encourage land use within the sewer service
- Implementation strategy has been supplied for review by the commission;
- Draft Plan will be supplied to the Town Council and Regional Planning Agency. Sixty-five (65) day review period begins at that point with future public comment to follow.
- ◆ Receipt of public comments on Draft POCD
 - Tom Ouelette, Conservation Commission:
 - Read memorandum dated June 9, 2011
 - Pg 28 –Sidebar “Resources to Preserve” – addition of bullets listed below:
 - River and riparian areas
 - Wetlands and Vernal Pools
 - Pg 29 – Natural Resources Plan
 - Believe map depicts slopes greater than 20% rather than the 25% indicated and consistent with “Resources to Preserve” sidebar on pg 28.
 - GIS mapping from 2009, DEP has updated Important Habitat Areas as of 2010. Suggest referencing review of updated mapping from the NDDB (Natural Diversity Database) in the plan for development review.
 - Tankerhoosen Headwaters reference should be added.
 - Ann Letendre, Open Space Task Force:
 - Booklet 4 Comments:
 - Positive LID priorities
 - Pages 65-87 of 2001 POCD should be reviewed for comparison of Open Space.
 - §6.1.3 – Subdivision Regs. – Reference priority Open Space Areas. New draft does not reference directly.
 - Need to specify resources to assist in Grant process as referenced in the adopted POCD.
 - No formal procedure has been established to require review by the Conservation Commission to determine impact to resources.
 - Four (4) parcels are no longer identified in the proposed Open Space Map:
 - Gunther Parcel, and adjoining parcel;
 - Looking to preserve wetlands on the 500 year floodplain;
 - Changes should also be added to the Future Land Use Plan Map, Chapter 7;
 - Pages 42-44 – removed previous goal of 21% preserved Open Space;
 - Should identify or reference Strong Farm as part of the Open Space Plan.
 - Suggested reference of local referendum to assist in the acquisition of Open Space.
 - Requested that local commissions be involved in the implementation review process.
 - John Roe, 70 Valley Falls Road
 - Lack of recognizable identity outside of Vernon;
 - Unique river valley (Tankerhoosen) and need to recognize ways to develop and promote the valley as a whole.
 - Tankerhoosen preservation groups should be referenced as additional resources for the community (Tankerhoosen.info).
 - Virginia Gingras, 21 Timber Lane
 - President of the Tolland Agricultural Center (TAC), Board of Trustees;
 - Unique parcel/entity in the State;
 - Encourages assign the Gunther parcel to the Draft POCD Plan.

- **Thomas Joyce, Hale Street Ext.**
 - **Plan should identify what and why specific items are protected;**
 - **Plan should be specific as to how development should be structured not that the regulations to be changed to allow development.**
 - **Need to review possible historic preservation and redevelopment.**
- **Heidi Samokar – Additional updates will be supplied to the commission based on the comments received.**

3. Adjournment.

-
- ◆ **Charles Bardes, seconded by Francis Kaplan moved a motion to adjourn. Motion carried unanimously.**
 - ◆ **Meeting adjourned at 8:10 P.M.**

**James Krupienski
Recording Secretary**