

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Minutes – Regular Meeting
Thursday, August 18, 2011, 7:00 PM
Council Chambers, Third Floor
Memorial Building
14 Park Place
Rockville/Vernon, CT

11 SEP 1 PM 4:44
VERNON TOWN CLERK

1. Call to Order & Roll Call

- ◆ Meeting was called to order a 7:04 P.M.
- ◆ **Regular Members Present:** Chester Morgan, Walter Mealy, Charles Bardes, Stanley Cohen, Victor Riscassi and Daniel Sullivan.
- ◆ **Alternate Members Present:** None
- ◆ **Staff Present:** Leonard Tundermann, Town Planner, Shaun Gatley, Economic Development Coordinator.
- ◆ **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"

- ◆ **Item #5.1.3 - Application PZ-2011-12 of Jessica Foster for a Special Permit**
- ◆ **Item #6.2 - Draft Zoning Amendments discussion relative to the keeping of Home Agriculture**
- ◆ **Charles Bardes, seconded by Stanley Cohen moved a Motion to Adopt the Agenda as Amended through August 16, 2011 and above. Motion carried unanimously.**

2.2 Communications received NOT related to Agenda items

- ◆ **None**

2.3 Acceptance of Minutes

- ◆ **None**

3. Public Hearings

- ◆ **None**

4. Old Business

4.1 CGS 8-24 Referral on #129 Talcottville Road.

- ◆ **Leonard Tundermann, Town Planner reviewed GIS mapping for 129 Talcottville Road depicting site wetlands and proposed trail system;**
 - **2001 POCD addresses Open Space on the parcel for protection;**
 - **Hockanum Rive Linear Park Committee has been working for 40 years for the trail completion.**
 - **§8-24 allows for compliance and recommendation to Town Council.**
 - **Ann Letendre , 20 Gottier Drive; George Arthur, 79 Baker Road:**
 - **Reviewed prior history relative to the creation of a river park system.**
- ◆ **Recess at 7:20 P.M.**

- ◆ **Reconvene at 7:22 P.M.**
- ◆ **Ann Letendre indicated they were in favor of the proposed Conservation Easement beginning at the flood plain;**
- ◆ **Victor Riscassi questioned estimated size for proposed easement. Ms. Letendre suggested it may be about 100' in width along the westerly line of the abutting river.**
- ◆ **Ann Letendre requested the commission suggested access from Route 83 back to the conservation easement.**
- ◆ **Shaun Gately, Economic Development Coordinator:**
 - **Need to have development and trails system that work together.**
 - **In favor of an easement but would be opposed to Conservation Easement.**
- ◆ **Leonard Tundermann, Town Planner indicated that the commission could suggest access to the proposed easement.**
- ◆ **Charles Bardes, seconded by Walter Mealy moved a Motion to return a positive referral to the Town Council with the stipulation the :**
 - **Portions proposed for the Linear Park Trail is preserved by a Conservation Easement prepared by the Town Attorney in consultation with the Planning and Zoning Commission and the Hockanum River Linear Park Committee.**
- ◆ **Motion carried unanimously.**

4.2 Plan of Conservation and Development

- ◆ **Chester Morgan reviewed supplied correspondence:**
 - **Memorandum from Leonard Tundermann, Town Planner to John Ward, Town Administrator Re: Answers to your questions about the draft POCD, dated August 8, 2011.**
 - **Correspondence from Chester Morgan, Chairman to the Conservation Commission Re: Comments regarding the May 2011 Draft Plan of Conservation and Development, dated July 15, 2011.**
 - **Correspondence from Chester Morgan, Chairman to the Open Space Task Force Re: Comments regarding the May 2011 Draft Plan of Conservation and Development, dated July 29, 2011.**
 - **Planning and Zoning Commission Notes of June 23, 2011 Special Meeting Regarding the Draft 2011 POCD.**
 - **Memorandum from Leonard Tundermann, Town Planner to John Ward, Town Administrator Re: Responses to Mayor McCoy's 4/414/2011 Review of the draft POCD, dated August 10, 2011.**
- ◆ **Walter Mealy suggested review of a memorandum from Leonard Jacobs.**
- ◆ **Commission has scheduled and advertised a Public Hearing to be held on September 29, 2011 to received comments for the Final adoption of the updated plan.**

5. New Business.

5.1 Receipt of Applications:

5.1.1 Application [PZ-2011-10] of Dennis McConville (ECHN) for a Site Plan of Development/Special Permit to construct a parking lot on each parcel at #8, #11 & #12 Ward Street and #35 Village Street (Assessor's ID: Map #23, Block #105, Lot/Parcel #10, Map #23, Block #105, Lot/Parcel #11, Map #23, Block #92, Lot/Parcel #18 and Map #23, Block #92, Lot/Parcel #19)

- ◆ **Charles Bardes, seconded by Daniel Sullivan moved a Motion to Receive and Schedule a Site Plan review on September 1, 2011. Motion carried unanimously.**

5.1.2 Application [PZ-2011-11] of Thomas Sheehan (Loyal Order of the Moose Lodge) for a Special Permit for a Fraternal Organization (Moose Lodge) at #55A Windsor Ave. (Assessor's ID: Map # 22, Block #38, Lot/Parcel #24)

- ◆ **Walter Mealy, seconded by Charles Bardes moved a Motion to Receive and Schedule a Public Hearing on September 15, 2011. Motion carried unanimously.**

5.1.3 Application [PZ-2011-12] of Jessica Forster for a Special Permit to operate a Dance Studio.

- ◆ **Victor Riscassi, seconded by Walter Mealy moved a Motion to Receive and Schedule a Public Hearing for September 1, 2011. 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.

6.2 Presentation of preliminary Home Animal Agriculture regulations §3.30

- ◆ **Walter Mealy reviewed reasoning behind the preliminary regulations.**
- ◆ **Leonard Tundermann, Town Planner indicated that design was borrowed from South Windsor Zoning Regulations.**
- ◆ **Stanley Cohen, seconded by Walter Mealy moved a motion to Direct Staff to present an application at the September 1, 2011 meeting. Motion carried unanimously.**

- ◆ **Mayor McCoy has requested a Law Firm to update regulations at the October 20, 2011 meeting for presentation.**
 - Staff is expected to receive initial draft on August 20, 2011;
 - Presentation for the commission at the September 15, 2011 meeting for acceptance and referral to regional planning agencies;
 - Expected Public Hearing to take place on October 20, 2011.
- ◆ **Chester Morgan requested a memorandum be supplied to the Commission relative to the proposed timetable for presentation and review.**
- ◆ **Walter Mealy questioned if the commission would have input on the presented regulations.**
- ◆ **Leonard Tundermann, Town Planner indicated that based on the timetable it is not expected that the commission would have input prior to presentation to the commission.**

7. Adjournment.

- ◆ **Charles Bardes, seconded by Stanley Cohen moved a motion to adjourn. Motion carried unanimously.**
- ◆ **Meeting adjourned at 7:53 P.M.**

James Krupienski
Recording Secretary