

TOWN OF VERNON
Planning & Zoning Commission (PZC)
DRAFT Minutes - Meeting Notice
Thursday, March 18, 2010, 7:30 PM
Council Chambers, Third Floor
Vernon Town Hall
14 Park Place
Rockville/Vernon, CT

RECEIVED
VERNON TOWN CLERK
10 JUL - 6 PM 12:48

1. Call to Order & Roll Call

- ◆ **Meeting was called to order at 7:33 P.M.**
- ◆ **Regular Members Present:** Lester Finkle, Keith Lauzon, Walter Mealy, Francis Kaplan and Sarah Iacobello (7:44 P.M.)
- ◆ **Alternate Members Present:** Charles Bardes, Stanley Cohen and Victor Riscassi. Charles Bardes to sit for Watson Bellows. Stanley Cohen to sit for Sarah Iacobello. Victor Riscassi to sit for Chester Morgan.
- ◆ **Staff Present:** Leonard Tundermann, Town Planner, Terry McCarthy, Town Engineer.
- ◆ **Recording Secretary:** James Krupienski

2. Administrative Actions/ Requests

2.1 Communications received NOT related to Agenda items

- ◆ **Town & City Newsletter for February 2010;**
- ◆ **Connecticut Technology Transfer Newsletter from the University of Connecticut School of Engineering for Spring 2010;**
- ◆ **Brochure from the Connecticut Transportation Institute – On the Job Safety and OSHA Regulations;**
- ◆ **Connecticut Environmental Review Team Program dated March 1, 2010 – Maintaining Funding for Environmental Review Teams Conservation Districts, and Council on Soil and Water.**

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

- ◆ **Reordered Items as follows - Application #3.4 , #3.1, #3.2 then #3.3.**
- ◆ **Francis Kaplan, seconded by Walter Mealy moved a Motion to Adopt the Agenda as Amended. Motion carried unanimously.**

2.3 Acceptance of Minutes

- ◆ **Francis Kaplan, seconded by Stanley Cohen moved a Motion to Approve the Draft Minutes of October 22, 2009. Motion carried unanimously.**
- ◆ **Francis Kaplan, seconded by Stanley Cohen moved a Motion to Approve the Draft Minutes of November 19, 2009. Motion carried unanimously.**
- ◆ **Charles Bardes, seconded by Stanley Cohen moved a Motion to Approve the Draft Minutes of December 3, 2009. Motion carried unanimously.**

3. Public Hearings

3.4 Application [PZ-2010-05] of Reverend Thomas Walsh for a Special Permit for establishing a church at #97 Main Street in the R-27 zone (Assessor's ID: Map #01, Block #158A, Lot/Parcel #13)

- ◆ Leonard Tundermann, Town Planner read the Legal Notice into the record.
- ◆ Reverend Thomas Walsh, Mayor Jason L. McCoy:
 - Supplied Letter of Intent, dated March 11, 2010, for use of the former Talcottville School, Main Street. (Attachment)
 - Parking is revised to 21 on-site spaces.
 - Requesting permission to park on the roadway.
- ◆ Sarah Iacobello entered the meeting at 7:45 P.M.
- ◆ Stanley Cohen returned to Alternate member.
- ◆ Staff Input:
- ◆ Leonard Tundermann, Town Planner indicated the R-27 Zone requires Special Permit approval for churches.
 - Requires finding of compliance with Special Permit criteria §17.3 of the Zoning Regulations.
 - Does not believe Site Plan is necessary, no changes to the exterior of the building.
 - Parking for the site is within the street right-of-way;
 - Exterior changes to the building would require review by the Local Historic Properties Commission for a Certificate of Compliance.
 - Economic Development Commission supplied a letter of support.
- ◆ Sarah Iacobello questioned if Mr. Hurd, Chairman of the Local Historic Properties Commission had been spoken to.
- ◆ Leonard Tundermann, Town Planner indicated there was a letter requesting the commission to continue the hearing to allow for the Local Historic Properties Commission to review the application.
- ◆ Mayor Jason L. McCoy stated that the Town Council approved the lease for the property at its meeting on March 16, 2010.
- ◆ Leonard Tundermann, Town Planner indicated the parking required is one (1) space per every four (4) fixed seats.
- ◆ Public Testimony was closed at 7:53 P.M.
- ◆ Reverend Thomas Walsh:
 - Has spoken to residents in the neighborhood;
 - Concerned with possible signage at the site;
 - Have plans to update the landscaping and block a transformer with signage.
- ◆ Public Hearing was closed at 7:55 P.M.
- ◆ Francis Kaplan, seconded by Walter Mealy moved a Motion to Approve the Application and finds that the Application complies with §17.3 of the Special Permit criteria of the Zoning Regulations. Motion carried unanimously.

3.1 Continued Hearing for Application [PZ-2010-03] of Dipen Shah for a Special Permit for Wine & Liquor Store at 30 Lafayette Square (10 Hyde Ave) (Assessor's ID: Map #46, Block #0071, Lot/Parcel #0019A)

- ◆ Application was continued from the March 3, 2010 meeting.
- ◆ Dipen Shah, Applicant.
 - 3,500 sq/ft retail space at the plaza;
 - Projecting 7 additional jobs;

- Spoke to Chamber of Commerce, Plaza tenants and town residents and support the application.
- ◆ Leonard Tundermann, Town Planner indicated that it requires a finding of compliance with §17.3 of the Zoning Regulation.
 - A variance was approval for distance to nearest liquor store and proximity to a school.
 - No Site Plan review is required due to existing space in an existing plaza.
- ◆ Public Testimony was closed at 8:01 P.M.
- ◆ Public Hearing was closed at 8:02 P.M.
- ◆ Walter Mealy, seconded by Charles Bardes moved a Motion to Approve the Application and complies with §17.3 of the Zoning Regulations. Motion carried unanimously.

3.3 Application [PZ-2010-04] of 1085 Hartford Turnpike, LLC for a Zone Change from Industrial to Planned Residential Development at 1085 Hartford Turnpike (Assessor's ID: Map #38, Block #0072, Lot/Parcel #00027.

- ◆ Leonard Tundermann, Town Planner read the Legal Notice into the record.
- ◆ Attorney Leonard Jacobs, 56 Deepwood Drive representing the Applicant.
 - Supplied proof of Filing with the Town Clerk.
- ◆ Commissioner Mealy recused himself from the application because of his tenancy at property owned by the applicant.
- ◆ Attorney Jacobs:
 - Wetlands are located to the rear of the site;
 - Believes allowed uses in the Industrial Zone would not be appropriate for the area;
 - Proposing swimming pool, Club House and Multi-family units;
 - Application has been made to the IWC for approval;
 - Proposing to utilize existing curb-cut on Route 30 for ingress/egress;
- ◆ Leonard Tundermann, Town Planner ;
 - POCD indicated non-residential expansion is not suggested for Route 30;
 - Housing Policy suggests moving to Homeownership instead of rental properties;
- ◆ Public Testimony was closed at 8:20 P.M.
- ◆ Public Hearing was closed at 8:21 P.M.
- ◆ Sarah Iacobello, seconded by Keith Lauzon moved a Motion to Approve the application and finds it consistent with the Plan of Conservation and Development (POCD). Motion carried unanimously.

- ◆ Recess at 8:23 P.M.
- ◆ Meeting reconvened at 8:33 P.M.

3.2 Application [PZ-2010-02] of Lee & Lamont Realty for a Zone Change from Neighborhood R-10 to Comprehensive Multi-Family Dwelling Zone and a Preliminary Plan of Development for 35 total Dwelling Units at #41 Pleasant Street and #25 Snipsic Street Assessor's ID: Map# 41, Block #0015, Lot/Parcel #00028 & 00007)

- ◆ **Attorney Leonard Jacobs, 56 Deepwood Drive, Kenneth Peterson, Gardner & Peterson Associates, Tolland, CT, Dennis Davies, Landscape Architect; present for the applicant.**
- ◆ **Attorney Jacobs:**
 - **Supplied proof of filing with the Town Clerk;**
 - **Received favorable approval from Traffic Authority;**
 - **15.83 acre site;**
 - **Proposing change from NR-10 to Comprehensive Multi-family Dwelling Zone;**
 - **Reviewed previous history for proposed Zone Change at the site and recently adopted amendment to the Zoning Regulations creating the “Comprehensive Multi-family Dwelling Zone”.**
 - **Deeded access to the site from Pleasant Street;**
 - **Proposed home sizes fit with the surrounding neighborhood;**
 - **No traffic egress onto Snipsic Street due to wetlands on the site;**
 - **Proposing 35 units in the project, 34 in proposed plans one completed on Snipsic Street.**
 - **Fire Marshal approved the roadway designs for Emergency Vehicle Access;**
 - **POCD suggests home ownership in the Rockville area;**
 - **Additional parking area has been added to the site plan, 26 spaces added.**
- ◆ **Kenneth Peterson, Gardner & Peterson:**
 - **Buildings are designed to fit the topography of the land;**
 - **19 buildings with 34 total units;**
 - **Access by Pleasant Street;**
 - **Widening and curbing to be added with improved drainage and installed cul-de-sac by request of the DPW Director.**
 - **Erosion and Sediment Control measures will be implemented during construction;**
 - **Each unit will include a garage and parking for two (2) vehicles;**
 - **14% lot coverage proposed at the site;**
 - **Stop sign and stop bar with no left turn sign at Ann Street;**
 - **Reviewed traffic report from Jim Bubaris, Bubaris Traffic Associates;**
- ◆ **Walter Mealy was concerned with possible water issues at Units 49 & 51 due to extreme slopes to the rear of the buildings.**
- ◆ **Mr. Peterson indicated they would be installing yard drains and swales to allow for redirection and collection of surface water.**
- ◆ **Attorney Jacobs spoke to comments from Craig Perry, Inland Wetlands Agent;**
 - **Requested definition of wetlands off-site;**
 - **Where the run-off would travel to;**
 - **Amount of additional run-off that will travel to neighboring properties;**
 - **Is the off-site storm system adequate for additional run-off.**
- ◆ **Lester Finkle read memorandum from David Ignatowicz, Director of the Water Pollution Control Authority into the record. (Attachment)**
- ◆ **Attorney Jacobs indicated no objection to the requirements of the WPCA by the applicant.**
- ◆ **Dennis Davies, Landscape Architect, Tolland, CT**
 - **Designed as flexible , 2 bedroom units;**
 - **Presented four (4) design styles proposed for the site;**
 - **Siding color would be decided by the buyer of the unit.**

- ◆ **Leonard Tundermann, Town Planner questioned the plan notation show three (3) bedroom unit in the plan tables.**
- ◆ **Kenneth Peterson indicated that they were used to show maximum density for development not part of the proposal.**
- ◆ **Attorney Jacobs believes that proposal is the best design for the site.**
- ◆ **Leonard Tundermann, Town Planner:**
 - **Supplied Bing Maps Aerial Photo; GIS of Existing neighborhood Zoning; Draft minutes of the Vernon Traffic Authority dated March 12, 2010; Memorandum from the Local Historic Properties Commission requesting a continuance to allow for review of the application;**
 - **Special Permit required during Final approval phase once the Zoning Change has been approved;**
 - **Suggests sidewalks for the site due to lack of bus transport in the development. Expected to see transport of children by parents to the cul-de-sac for pickup/drop-off;**
 - **Suggested a possible walking trail system in the forested area.**
- ◆ **Attorney Jacobs understood and accepted the recommendation of sidewalks to the bus waiting area.**

- ◆ **Meeting recesses at 9:52 P.M.**
- ◆ **Meeting reconvened at 10:00 P.M.**

- ◆ **Public Comment:**
 - **Mark Kalina, 33 Snipsic Street – Does not believe it is the best use of the property. Believes the property should remain in the natural state that currently exists. (Attachment)**
- ◆ **Victor Riscassi, seconded by Francis Kaplan moved a Motion to Extend Curfew to 10:40 P.M. Motion carried unanimously.**
- ◆ **John Lindbloom, 22 Lawrence Street – Opposed to the development;**
 - **Concerned with impact to the wildlife;**
 - **Suggested bonding for impact to the wetlands and the groundwater infiltration;**
 - **Suggested that the commissioners visit and walk the site for review.**
- ◆ **Walter Mealy, seconded by Francis Kaplan moved a Motion to Continue the Application to the April 1, 2010 meeting. Motion carried unanimously.**

4. Old Business

4.1 Plan of Conservation and Development

- ◆ **No discussion**

4.2 Other zoning regulation changes for consideration:

- a. Low Impact Development (LID)
- b. Garden zone;
- c. Requiring sewers for development within aquifer protection zones;

- ◆ **No Discussion.**

5. New Business.

5.1 Receipt of Applications:

5.2 Request for CGS 8-24 review of proposed lease of the Talcottville School to the Crossroads Community Church of the Christian and Missionary Alliance, Inc.

- ◆ **Suggested Favorable report to the Town Council.**
- ◆ **Francis Kaplan, seconded by Charles Bardes moved to send a positive referral back to the Town Council regarding the proposed lease. Motion carried unanimously.**

5.3 Consideration of adopting commission bylaws

- ◆ **Walter Mealy requested the commission review supplied bylaw information for creation and adoption at a future meeting.**

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.

- ◆ **Sarah Iacobello, seconded by Francis Kaplan moved a Motion to Adjourn. Motion carried unanimously.**
- ◆ **Meeting adjourned at 10:35 P.M.**

James E. Krupienski
Recording Secretary