

**TOWN OF VERNON
Planning & Zoning Commission (PZC)
Meeting Notice
Thursday, May 6, 2010, 7:30 PM
Council Chambers, Third Floor
Memorial Building/Town Hall
14 Park Place
Rockville/Vernon, CT**

RECEIVED
VERNON TOWN CLERK
10 JUL -6 PM 12:49

1. Call to Order & Roll Call

- ◆ **Meeting was called to order at 7:34 P.M.**
- ◆ **Regular Members Present:** Lester Finkle, Chester Morgan, Francis Kaplan, Walter Mealy & Watson Bellows. Sarah Iacobello entered at 7:40 P.M.
- ◆ **Alternate Members Present:** Charles Bardes, Stanley Cohen and Victor Riscassi. Charles Bardes to sit for Sarah Iacobello. Stanley Cohen to sit for Keith Lauzon.
- ◆ **Staff Present:** Leonard Tundermann, Town Planner
- ◆ **Recording Secretary:** James Krupienski

2. Administrative Actions/ Requests

2.1 Communications received NOT related to Agenda items

- ◆ **CTI Connecticut Transportation Institute Seminars – Basics of a Good Road & All About Asphalt Paving;**
- ◆ **Connecticut Federation of Planning & Zoning Agencies Quarterly Newsletter – Spring 2010.**

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

- ◆ **Chester Morgan, seconded by Francis Kaplan moved a Motion to Adopt the Agenda. Motion carried unanimously.**

2.3 Acceptance of Minutes

- ◆ **Chester Morgan, seconded by Walter Mealy moved a Motion to Approve the Draft Minutes of January 21, 2010. Motion carried unanimously.**

2.4 Town Council 8-24 Referral for Kindergarten Building/Community Arts Center.

- ◆ **Leonard Tundermann, Town Planner reviewed reason for the referral from the Town Council.**
- ◆ **Robert Hurd, 7 Rheel Street**
 - **Local Historic Properties Chairperson;**
 - **Secretary of the Vernon Community Arts Center;**
 - **Reviewed history of reuse of the structure;**
- ◆ **Sarah Iacobello entered the meeting at 7:40 P.M.**
- ◆ **Charles Bardes returned to Alternate Member.**
- ◆ **Leonard Tundermann, Town Planner stated that the commission could make the finding that the reuse of the building is consistent with the Plan of Conservation & Development (POCD).**

- ◆ **Watson Bellows, seconded by Stanley Cohen moved to sent a favorable referral to the Town Council, and determines the building reuse meets the requirements of the Plan of Conservation & Development in the Use District. Motion carried unanimously.**

3. Old Business

3.1 Plan of Conservation and Development

- Discussion with Planimetrics representative and other agencies about conservation issues presented in Booklet #4, Conservation
 - ◆ **Heidi Samokar, Plainmetrics Consultant**
 - **Began review of Booklet # 4- Conservation, dated April 8, 2010;**
 - **Community-wide survey for discussion after Booklet #6 – Infrastructure.**
 - ◆ **Watson Bellows requested booklets be placed on the website with links to supporting information.**
 - ◆ **Heidi Samokar:**
 - **Review of Protected Resources:**
 - **Natural Resources;**
 - **Open Space;**
 - **Historic Resources;**
 - **Community Character.**
 - **Current Open Space Plan is still valid in the current POCD**
 - **Reviewed Preservation versus Conservation practices;**
 - **Suggested flexibility in Cluster Development regulations;**
 - **Suggested input from the Health Department regarding flexibility in cluster developments**
 - ◆ **Watson Bellows requested that Historic sections be added to the mapping. Also requested flood mapping be reviewed to determine they are up to date with current town mapping. Requested review of Retention/Detention basin maintenance schedules with the Town Engineer.**
 - ◆ **Heidi Samokar suggested review of data for UST's (underground storage tanks).**
 - ◆ **Chester Morgan requested more direction in maintaining and minimizing clearing during development.**
 - ◆ **Sarah Iacobello suggested review of previous tree preservation regulations and guidelines to reduce storm water site runoff. Would like to see LID techniques integrated into the final plan.**
 - ◆ **Open Space & Greenways**
 - ◆ **Need to define PA490 status for understanding and criteria review.**
 - ◆ **Suggested updates to the Planning and Zoning Commission on a yearly basis regarding Open Space acquired;**
 - ◆ **Need mapping of potential Open Space for purchase;**
 - ◆ **Heidi Samokar suggested preparing a managed plan for municipal properties.**
 - ◆ **Historic Resources**
 - ◆ **Local Designation Districts have greater weight;**
 - ◆ **Need to determine importance based on Identity, Architecture or patterns in the area.**
 - ◆ **Need distinctions between Historic Zones and Historic Districts.**

- ◆ **Demolition Delay Ordinance and Scenic Road Ordinances need to be reviewed.**
- ◆ **Discussion took place relative to Promotion of Historic Resources.**
- ◆ **Discussion took place regarding Preservation of Resources in conjunction with the homeowner.**
- ◆ **Community Character**
- ◆ **Scenic Road Ordinance should be reviewed for compliance with State Statute.**
- ◆ **Need to preserve historic properties.**

- ◆ **Historic Resource Input from Town Commissions:**
 - **Bob Hurd, Historic Properties Commission:**
 - **Demolition Delay Ordinance exists and has been utilized, should be reviewed for extended delay period;**
 - **Suggested utilizing LHPC as assisting agency during POCD update;**
 - **Suggested preserving historic patterns of development that exist in the City of Rockville.**

 - **Open Space Input from Town Commissions:**
 - **Ann Letendre, Open Space Task Force:**
 - **LID practices**
 - **Need a water protection plan**
 - **Water Quality Protections**
 - **Habitat Protection (State Document available for strategies).**

- ◆ **Brian Goad, Conservation Commission – supplied written comments regarding Natural Resources.**

- ◆ **Meeting recessed at 9:03 P.M.**
- ◆ **Meeting reconvened at 9:19 P.M.**

- **Walter Mealy left the meeting at 9:03 P.M.**

4. Public Hearings

4.1 Application [PZ-2010-07] of the Vernon Planning and Zoning Commission to amend section 4.25.2 of the Zoning Regulations, Area and Yard Requirements in the Planned Development Zone – Exit 67 Area, to eliminate the incremental setback requirement for building footprints exceeding 40,000 sq. ft.

- ◆ **Leonard Tundermann, Town Planner read the Legal Notice into the Record.**
- ◆ **Victor Riscassi will sit for Walter Mealy.**
- ◆ **Leonard Tundermann, Town Planner reviewed the previous history of the Zone creation and subsequent amendment to the Zoning Regulations.**
 - **Under current regulations the site contain 13.0 buildable acres, reduced to 10.8 acres with wetland removed;**
 - **Proposed regulation amendment would increase the gross acreage to 25.9 acres, reduced to 17 acres with wetlands removed;**
 - **§8-3a requires that the commission make the determination that the zone change is consistent with the Plan of Conservation & Development (2001);**
 - **Currently Zone PDZ (Planned Development Zone) – All uses are by Special Permit;**

- Reduction of setback to 100' would allow for adequate protection to adjacent uses;
- ◆ **Watson Bellows questioned the actual applicant of the proposed zone change application.**
- ◆ **Leonard Tundermann, Town Planner indicated that the Town through the Planning and Zoning Commission is the applicant.**
- ◆ **Watson Bellows requested data on interest and marketing of the property for development.**
- ◆ **Sarah Iacobello was concerned with how the application was brought before the commission.**
- ◆ **Watson Bellows was concerned with preservation of water sources in the area.**
- ◆ **Sarah Iacobello was concerned that Development is attempting to drive Zoning instead of Zoning directing how development is controlled.**
- ◆ **Charles Bardes questioned why the owner of the property did not bring forward the application for the zone change.**
- ◆ **Public Input:**
 - **Attorney Marjorie Shansky, representing Glenn Montigny, Reservoir Road – requested to speak at the May 20, 2010 meeting.**
 - **Janine Galineau, 28 Anchorage Road;**
 - **Questioned the size of the property as a determining factor;**
 - **Need to fill vacant buildings be building more structures;**
 - **Concerned with changes to regulations that were thoroughly research.**
 - **Maurice McFadden, 39 Sunrise Drive;**
 - **Questioned who/where the proposal is coming from;**
 - **Concerned with possible increase in traffic from development.**
 - **Karen Van Borgendeen, 110 Grove Street;**
 - **Concerned with possible type of development at the site;**
 - **Concerned with safety in the area.**
- ◆ **Francis Kaplan, seconded by Chester Morgan moved a Motion to Continue the Application to the May 20, 2010 meeting. Motion carried unanimously.**

5. New Business.

5.1 Receipt of Applications:

5.1.1 Application [PZ-2010-09] of Dennis Gliha for a Site Plan Approval and Special Permit for Garden Barn at #212 and Modification of a Site Plan at #228 West Street (Assessor's ID: Map # 25, Block #21, Lot/Parcel #4A and Map #25, Block #21, Lot/Parcel #4)

- ◆ **Expansion of existing retail areas.**
- ◆ **Chester Morgan, seconded by Francis Kaplan moved a Motion to Receive and Schedule a Public Hearing for June, 3, 2010.**

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.

- ◆ **Chester Morgan, seconded by Francis Kaplan moved a Motion to Adjourn. Motion carried unanimously.**
- ◆ **Meeting adjourned at 10:13 P.M.**

James Krupienski
Recording Secretary