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**TOWN OF VERNON**  
**Planning & Zoning Commission (PZC)**  
**Minutes - Meeting Notice**  
**Thursday, August 4, 2011, 7:00 PM**  
**Council Chambers, Third Floor**  
**Memorial Building**  
**14 Park Place**  
**Rockville/Vernon, CT**

1. Call to Order & Roll Call

- ◆ **Meeting was called to order at 7:04 P.M.**
- ◆ **Regular Members present:** Charles Bardes, Francis Kaplan, Stanley Cohen, Victor Riscassi and Daniel Sullivan.
- ◆ **Alternate Members present:** William Roch. William Roch to sit for Chester Morgan
- ◆ **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 requested a discussion item relative to LID Regulation Development.**
- ◆ **Leonard Tundermann, Town Planner requested a discussion item regarding Zoning Interpretation.**
- ◆ **Stanley Cohen, seconded by Victor Riscassi moved a motion to adopt the agenda as amended. Motion carried unanimously.**

2.2 Communications received NOT related to Agenda items

- ◆ **Approval letter for TicketNetwork Inc. relative to 60 South Frontage Road**
- ◆ **CCM Connecticut Town & City Newsletter Vol. 38, #3 June July 2011.**
- ◆ **Planning Commissioners Journal, Summer 2011, Number 83.**

2.3 Acceptance of Minutes

- ◆ **Francis Kaplan, seconded by Daniel Sullivan moved a motion to adopt the minutes of the Regular meeting of June 2, 2011. Motion carried unanimously.**
- ◆ **Francis Kaplan, seconded by Daniel Sullivan moved a motion to adopt the minutes of the Regular meeting of June 16, 2011. Motion carried unanimously.**
- ◆ **Francis Kaplan, seconded by Daniel Sullivan moved a motion to adopt the minutes of the Special meeting of June 23, 2011. Motion carried unanimously.**
- ◆ **Francis Kaplan, seconded by Daniel Sullivan moved a motion to adopt the minutes of the Regular meeting of July 7, 2011. Motion carried unanimously.**

2.4 8-24 Referral for #8 Ward Street, #11 Ward Street, #12 Ward Street, #13 Morrison Street, #55 Lawrence Street and #35 Village Street.

- ◆ **Victor Riscassi, seconded by Francis Kaplan moved a Motion to return a positive referral to the Town Council relative to the sale of the above referenced properties.**

2.5 8-24 Referral for #129 Talcottville Road

- ◆ **Commission requested a memorandum relative to the requested referral at the next meeting.**

3. Public Hearings

4. Old Business

4.1 Plan of Conservation and Development

- ◆ **Final Draft has been supplied to the Town Council for 65 day Review and Comment period.**
- ◆ **Final Draft has been supplied to Capital Region Council of Governments (CRCOG) for 65 day Review and Comment period.**
- ◆ **Commission has scheduled a Public Hearing on September 29, 2011 to receive comments prior to final adoption by the PZC.**

5. New Business.

5.1 Receipt of Applications:

5.1.1 Application [PZ-2011-08] of Joseph Grace for a Special Permit at Kace Auto at 784 Talcottville Road (Assessor's ID: Map #07, Block #0027, Lot/Parcel 00001)

- ◆ **Applicant is currently operating without a DMV repairers license**
- ◆ **Requires Public Hearing for Special Permit and Compliance.**
- ◆ **Francis Kaplan, seconded by William Roch moved a Motion to Receive and Schedule a Public Hearing on September 1, 2011. Motion carried unanimously.**

5.1.2 Application [PZ-2011-09] of Richard Hayes Jr. for a Zone Change from Residential 22 (R-22) to Commercial at #60 Reservoir Road (Assessor's ID: Map #6, Block #0071, Lot/Parcel #00002)

- ◆ **Francis Kaplan, seconded by William Roch moved a Motion to Receive and schedule a Public Hearing on 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 Interpretation of Zoning Regulations

- ◆ **A prospective business is looking to locate a Self-storage unit in Vernon;**
- ◆ **Relevant site is located within the Commercial (C) Zone;**
- ◆ **Regulations do not specifically allow the proposed use and requested the commission to determine if §4.10.2.4 – Wholesale Distribution or warehouse facility; would fit the proposed use.**
- ◆ **If determined to be a permitted use the applicant would need to supply a Zone Change application.**
- ◆ **Commission determined it to be a possible proposed use.**

6.3 Discussion on LID regulation Development

- ◆ **Steering Committee has begun Analysis and Objective discussion hosted by the Hockanum River Linear Park Committee.**

- ◆ **Reviewing solid LID practices.**
- ◆ **Charles Bardes reviewed discussion held during the steering committee meeting.**
- ◆ **Meeting is Fall 2011 to review for the Commission**
- ◆ **LID regulation may be cost prohibitive to developers. Commission may need to review possible incentives for implementation.**

7. Adjournment.

- ◆ **Francis Kaplan, seconded by Stanley Cohen moved a motion to adjourn. Motion carried unanimously.**
- ◆ **Meeting adjourned at 7:41 P.M.**

James Krupienski  
Recording Secretary