

**TOWN OF VERNON
Planning & Zoning Commission (PZC)
Draft Minutes-Special Meeting Notice
Thursday, September 9, 2010, 7:00 PM
Vernon Senior Center, Second Floor
26 Park Place, Rockville/Vernon, CT**

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1. Call to Order & Roll Call

- ◆ Meeting was called to order at 7:02 P.M.
- ◆ Regular Members Present: Lester Finkle, Chester Morgan, Watson Bellows, and Walter Mead.
- ◆ Alternate Members Present: Stanley Cohen. Stanley Cohen to site for Keith Lauzon.
- ◆ Staff Present: Leonard Tundermann, Town Planner, Ralph Zahner, Town Surveyor
- ◆ Consultant: Heidi Samokar, Planimetrics
- ◆ Recording Secretary: James Krupienski

2. Review and discussion of Booklet # 6, Infrastructure, with representative of consultant, Planimetrics, relative to preparation of the next plan of conservation and development for Vernon.

- ◆ Thirty-seven community facilities were determined during review.
- ◆ Need to determine needs of the community as a whole against the wants of some.
- ◆ Facility Issues:
 - No immediate need for new Government facilities.
 - Meeting space should be reviewed.
 - School buildings should be retained to allow for expansion due to population growth.
- ◆ Watson Bellows was concerned with possible lease expiration at Exit 66 for Bus Storage and future development for the site. Suggested a Space Utilization Study be conducted to determine needs for existing Town structures.
- ◆ Chester Morgan stated a Community Center should be looked at as a future need for the Town.
- ◆ Ralph Zahner suggested intra-town transportation for access to local businesses.
- ◆ Public Safety:
 - Current Public Safety location is maxed for site development. Will need to look at creative options for future expansions.
- ◆ Other Services:
 - Need to continue maintenance of assets.
- ◆ Watson Bellows suggested determining cost estimates for maintenance of infrastructure.
- ◆ Fire Protection:
 - Possibility of regionalizing services would free-up existing town structures.
 - Need to review Volunteer force against possibility of moving to paid force which could require additional renovations and space requirements in existing buildings.
- ◆ Parks & recreation:
 - May need to determine ways to manage use of existing fields or determine new locations for recreation fields.\
 - Possibility of expanding existing fields use by the addition of lighting.
- ◆ Watson Bellows suggested possibility of Regionalization Agreement to allow for use of underutilized recreation fields in surrounding towns.
- ◆ May need to review prior dedicated Open Space from subdivision approvals for possible expansion of recreation sites.
- ◆ Studies Suggested: Should investigate State and Federal Funds to assist with studies.
 - Police Space Survey
 - Fire Space Study

- Space Utilization Study
- ◆ **Transportation:**
 - Need a maintenance Plan for existing and new roadways.
 - Roadways currently exist in major development areas.
 - Suggested utilizing Road classes in Zoning Review process.
- ◆ **Access Management:**
 - Discussion took place regarding common curb-cuts for multiple properties.
- ◆ **Road Maintenance:**
 - Existing maintenance needs increased attention to reduce future costs.
- ◆ **Walking/Biking:**
 - Existing sidewalk network in extensive and still utilized.
 - Need to continue “Complete Streets” development measures for all pedestrian modes.
 - Creation of a Sidewalk Plan would offer vision for future area development.
 - Need to have a maintenance plan for sidewalks and determine how to interconnect existing sidewalks.
 - Route 83 & 30 should be listed as high priority areas for installation and integration with businesses based on roadway classifications.
- ◆ Leonard Tundermann, Town Planner suggested the possibility of integration with the Capitol Region Council of Governments (CRCOG) Bike Plan.
- ◆ **Public Transportation:**
 - Need to implement more shelters for existing transportation routes.
- ◆ **Parking:**
 - Parking standards should be reviewed to allow for more “Public” parking areas.
 - Parking requirements could be reviewed based on Recalibration-to determine appropriate amounts; Reduction-demonstrated proof of adequate parking in the area; Deferment-Possible future installation (May require future modified approval by the PZC); Eliminate-Remove parking requirements for some or all uses.
 - Leonard Tundermann, Town Planner suggested allowing the applicant to justify appropriate parking requested based on development type.
- ◆ **Commuter Parking:**
 - Should review existing lots to implement plans to increase usage.
- ◆ **Utilities:**
 - Sewers
 - Department of Environmental Protection (DEP) reviews existing Sewer service plan for funding to determine they are outside State Preservation areas.
 - Should review possibility of selling additional capacity to surrounding towns.
- ◆ **Future Discussion Points:**
 - Drainage & Detention Basin Maintenance Plans;
 - Fiber Optic (Technology Plan);
 - Inclusion of an Energy Plan
- ◆ Subcommittee to meet and discuss upcoming phone survey on September 13, 2010.

3. Adjournment.

- ◆ Watson Bellows, seconded by Charles Bardes moved a Motion to Adjourn. Motion carried. Commission Mealy opposed.
- ◆ Meeting adjourned at 9:07 P.M.

James Krupienski
Recording Secretary