

Town Clerk

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Regular Meeting - Minutes
Thursday, December 15, 2011, 7:00PM
Council Chambers, Third Floor
Memorial Building
14 Park Place
Rockville/Vernon, CT

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VERNON TOWN CLERK
12 JAN 31 PM 4:13

1 Call to Order & Roll Call

- ◆ Meeting was called to order at 7:00 P.M.
- ◆ Regular Members present: Chester Morgan, Francis Kaplan, Stanley Cohen, Charles Bardes, Victor Riscassi, William Roch and Harry Thomas.
- ◆ Alternate Members present: None
- ◆ 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 #5 "Other Business"

- ◆ Chester Morgan, seconded by Charles Bardes moved a Motion to add a report on Zoning Regulation amendments by the commission subcommittee. Motion carried unanimously.
- ◆ Stanley Cohen, seconded by Harry Thomas moved a Motion to Adopt the Agenda as Amended. Motion carried unanimously.

2.2 Communications received NOT related to Agenda items

- ◆ Re-appointment Letter of Harry Thomas as a Regular Member.
- ◆ Appointment Letter of William Roch's appointment from Alternate to Regular Member.
- ◆ Approval Letter for Application PZ-2011-16 of Beth Browne for a Special Permit to establish and operate a dog grooming and training business at #500 Talcottville Road, Suite 5.
- ◆ Approval Letter for Application PZ-2011-15 of Aisen Tena for Modification of a Site Plan to expand an outdoor patio and parking and Special Permits to establish more than forty (40) off-street parking spaces and lot coverage of 60% or greater at 1280 Hartford Turnpike.
- ◆ The Connecticut Landscape Architect, Fall 2011 edition.

2.3 Acceptance of Minutes

- ◆ None

2.4 Election of Officers, Chairman, Vice Chairman, Secretary and Schedule of Annual meeting dates

- ◆ Nomination for Chairperson:
 - Charles Bardes, seconded by Stanley Cohen nominated Chester Morgan as Chairman.
 - Commissioner Morgan accepted the Nomination.
 - Nomination for Chairman was closed seeing no other nominations.
 - Motion carried unanimously.
- ◆ Nomination for Vice-Chairman:
 - Chester Morgan, seconded by Harry Thomas nominated Charles Bardes as Vice-Chairman.
 - Commissioner Bardes accepted the Nomination.

- Nomination for Vice-Chairman was closed seeing no other nominations.
- Motion carried unanimously.
- ◆ Nomination for Secretary:
 - Chest Morgan, seconded by Charles Bardes nominated Francis Kaplan as Secretary.
 - Commissioner Kaplan accepted the Nomination.
 - Nomination for Secretary was closed seeing no other nominations.
 - Motion carried unanimously.
- ◆ Charles Bardes, seconded by William Roch moved a Motion to accept the 2012 Annual Meeting Schedule as Amended. Motion carried unanimously.

3 Public Hearings

3.1 Application of Conservation Commission for a Scenic Road Designation for Bamforth Road.

- ◆ Leonard Tundermann, Town Planner read the Legal Notice into the Record.
- ◆ Scott Wieting, Conservation Commission Chairman:
 - Voting Majority of landowners for designation has been received.
- ◆ Leonard Tundermann, Town Planner indicated that letters were mailed to landowners on September 22, 2011 to notify them of the requested designation.
 - Relevant Town Code was supplied with ballot letter.
 - Eighteen (18) affected properties on Bamforth Road returned a positive vote of 81.6%.
- ◆ Charles Bardes questioned process outlined in the application process.
- ◆ Leonard Tundermann, Town Planner indicated that the relevant ordinance improperly outlined the voting process per the state statute. Statutory process was followed this time.
 - Received replies from nine (9) property owners and one response from DEEP.
- ◆ Call for Interveners – None
- ◆ Public Testimony – None
- ◆ Discussion closed at 7:21 P.M.
- ◆ Stanley Cohen, seconded by Harry Thomas moved a Motion to approve the Designation of Bamforth Road as a Scenic Road. Motion carried unanimously.

3.2 Application of Conservation Commission for a Scenic Road Designation for Baker Road.

- ◆ Leonard Tundermann, Town Planner read the Legal Notice into the Record.
- ◆ Scott Wieting, Conservation Commission Chairman:
 - Voting Majority of landowners for designation has been received.
- ◆ Leonard Tundermann, Town Planner indicated that letters were mailed to landowners on September 22, 2011 to notify them of the requested designation.
 - Relevant Town Code was supplied with ballot letter.
 - Two (2) affected properties on Baker Road returned a positive vote of 100%.
- ◆ Public Testimony – None
- ◆ Discussion closed at 7:26 P.M.
- ◆ Francis Kaplan, seconded by Charles Bardes moved a Motion to approve the Designation of Baker Road up to I-84 at 82 & 85 Baker Road. Motion carried unanimously.

3.3 Application [PZ-2011-18] of Raymond Crossen for a Special Permit to construct a sign for the Restaurant Peking House at #176 Union Street (Assessor's ID: Map #22, Block #52, Lot/Parcel #7)

- ◆ Leonard Tundermann, Town Planner read the Legal Notice into the record.
- ◆ Ray Crossen, representing applicant.
 - Exterior signage fascia was removed due to rot;
 - Application was made for new sign permit through the Building Department;
 - New proposed signage exceeds maximum dimensions;

- Replacement sign will be illuminated during business hours only by timer
- Hours of operation would be 11:00 am to 10:00 pm.
- ◆ Francis Kaplan questioned signage proposed on site.
- ◆ Applicant indicated that there would be one sign on the building and the existing pylon would be utilized as well.
- ◆ Staff Input:
 - Leonard Tundermann, Town Planner questioned the existing signage dimensions due to inconsistencies between the application and photo presented.
- ◆ Mr. Crossen indicated that he had measured the prior existing signage for measurements.
- ◆ Leonard Tundermann, Town Planner indicated that the Commission needs to find compliance with the Special Permit criteria to approve.
- ◆ Public Testimony:
 - Alan Humphries, 248 Vernon Avenue speaking for Bridget and Jamie, 179 Union Street
 - Pleased to see the property being reutilized and improvements to the existing structure.
 - No objection to the signage as presented.
- ◆ Public Hearing closed at 7:38 P.M.
- ◆ Charles Bardes, seconded by Francis Kaplan moved a Motion to Approve the Application and finds compliance with Special Permit Criteria §17.3.1.1 to 17.3.1.5
 - Charles Bardes – Yes
 - William Roch – Yes
 - Francis Kaplan – Yes
 - Stanley Cohen – Yes
 - Harry Thomas – Yes
 - Chester Morgan – Yes
- ◆ Motion carried unanimously.

4 Old Business

4.1 Plan of Conservation and Development

- ◆ Leonard Tundermann, Town Planner has spoken to Heidi Samokar:
 - Need to receive comments on Implementation Plan for the POCD from other Land Use commissions.

5 New Business.

5.1 Receipt of Applications:

- ◆ None

5.2 Sub-committee Report on Zoning Regulation Re-Write

- ◆ Sub-committee met on December 8, 2011
 - Francis Kaplan, William Roch, Charles Bardes and Leonard Tundermann, Town Planner were present:
 - Most changes simply move Special Permits to Permitted Uses;
 - Transfer of Permitted Uses from each zone by reference only.

6 Other Business

- 6.1 Additional business to be considered should be introduced under PZC meeting agenda item “#2.1 Amendment / Adoption of Agenda” at the beginning of the meeting.

7 Adjournment.

- ◆ **Francis Kaplan, seconded by William Roch moved a motion to adjourn. Motion carried unanimously.**
- ◆ **Meeting adjourned at 7:58 P.M.**

**James Krupienski
Recording Secretary**