

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Minutes – Regular Meeting
Thursday, October 20, 2011, 7:00 PM
Council Chambers, Third Floor
Memorial Building
14 Park Place
Rockville/Vernon, CT

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1. Call to Order & Roll Call

- ◆ **Meeting was called to order at 7:03 P.M.**
- ◆ **Regular Members Present:** Chester Morgan, Francis Kaplan, Charles Bardes, Stanley Cohen, Victor Riscassi and Daniel Sullivan.
- ◆ **Alternate Members Present:** William Roch. William Roch to sit for Vacant.
- ◆ **Staff Present:** Leonard Tundermann, Town Planer, Shaun Gatley, ED Coordinator
- ◆ **Mayor Jason L. McCoy was present.**
- ◆ **Town Counsel:** Harold Cummings, Town Attorney
- ◆ **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"

- ◆ **Add Item # 5.3 – Discussion regarding Cease and Desist Order date August 5, 2011 regarding keeping of Chickens.**
- ◆ **Charles Bardes, seconded by Stanley Cohen moved a Motion to Add Item 5.3 to the Agenda. Motion carried unanimously.**
- ◆ **William Roch, seconded by Victor Riscassi moved a Motion to Adopt the Agenda as Amended through October 20, 2011 and above. Motion carried unanimously.**

2.2 Dialog with Mayor Jason McCoy

- ◆ **Presented the Commission with a copy of proposed changes to the current Zoning Regulations.**
 - **The Town has had difficulty in filling vacant properties due to the need to review each site prior to reuse for zoning compliance.**
 - **Reviewed specific zones to outline relevant changes.**
- ◆ **Shaun Gatley, Economic Development Coordinator indicated that permitted uses were expanded in proposed revisions to assist in redevelopment efforts.**

2.3 Communications received NOT related to Agenda items

- ◆ **Approval Letter for PZ-2011-10 of Dennis McConville for a Site Plan of Development and Special Permit to construct a parking lot for ECHN on each parcel at #8, #12, & #11 Ward Street and #35 Village Street.**

2.4 Acceptance of Minutes

- ◆ **None**

3. Old Business

3.1 Plan of Conservation and Development

- ◆ **Special Meeting & Public Hearing was held on October 13, 2011 to receive comments from the public relative to the public review period for the Draft Plan.**
 - **Comments are being integrated into a new document for presentation at the November 3, 2011 Regular meeting.**
 - **A public meeting will be held for the commission to discuss relevant issues and possible inclusions to the Draft Plan.**

4. New Business.

4.1 Correspondence regarding Application **PZ-2011-06** of Ticket Network Inc. for Approval of a Site Plan of Development to install a driveway and a small parking lot at #60 South Frontage Road

- a) PZC approval letter July 26, 2011;
- b) Letter from Charles Drda of CT DOT, 9/16/2011, to CT DEEP requesting a Natural Diversity Database (NDDDB) review for an encroachment permit requested by Ticket Network Forest LLC for property at 60 South Frontage Road;
- c) Letter from Elaine Hinsch of CT DEEP, 10/7/2011, to Andrew Morrill, CT DOT, reporting on NDDDB review of project at 60 South Frontage Road;
- d) Email sent 10/13/2011 by Andrew Morrill, CT DOT, to Jenny Dickson, CT DEEP, regarding the NDDDB review;
- e) Email sent 10/13/2011 by Jenny Dickson, CT DEEP, to Andrew Morrill, CT DOT;
- f) Letter from Charles Drda of CT DOT, 10/13/2011, to Eric Peterson, Gardner & Peterson Associates, LLC, presenting District I review comments on proposed driveway and parking lot.

- ◆ **Leonard Tundermann, Town Planner confirmed for the commission that any work outside of the proposed development area would require further review from the Department of Energy and Environmental Protection (DEEP).**

4.2 Receipt of Applications:

4.2.1 Application [**PZ-2011-16**] of Beth Browne for a Special Permit to operate a Dog Grooming and Training Business (Dog Essentials, LLC) at #500 Talcottville Road (Ste. 5) (Assessor's ID: Map #09, Block #015T, Lot/Parcel #0021C)

- ◆ **Charles Bardes, seconded by Daniel Sullivan moved a Motion to Receive and Schedule a Public Hearing for November 17, 2011. Motion carried unanimously.**

5. Other Business

5.1 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.



5.2 The PZC, pursuant to the authority given in CGS §1-200(6)(d) hereby moves to go into Executive Session to discuss pending litigation regarding 670 Dart Hill Road; Town Attorney Harold Cummings and Town Planner Leonard Tundermann are invited to attend.

- ◆ **Victor Riscassi, seconded by William Roch moved a Motion to enter Executive Session and invited Harold Cummings, Town Attorney and Leonard Tundermann, Town Planner to attend. Motion carried unanimously.**
- ◆ **Executive Session began at 7:23 P.M.**
- ◆ **The Commission came out of Executive Session at 7:55 P.M.**

5.3 Discussion regarding Cease and Desist Letter dated August 5, 2011 regarding keeping of chickens.

- ◆ **Leonard Tundermann, Town Planner indicated that based on the Order the chickens had been removed from the property.**
- ◆ **Charles Bardes questioned if other sites had received enforcement orders.**
- ◆ **Leonard Tundermann, Town Planner indicated that no other site had enforcement action.**

6. Adjournment.

- ◆ **Stanley Cohen, seconded by Daniel Sullivan moved a motion to adjourn. Motion carried unanimously.**
- ◆ **Meeting Adjourned at 7:58 P.M.**

James Krupinski Recording Secretary