

**Town of Vernon  
Planning & Zoning Commission (PZC)  
Special Meeting Minutes  
Thursday, December 16, 2010, 6:00 P.M.  
Second Floor, Senior Center  
26 Park Place  
Rockville/Vernon, CT**

1. Call to Order & Roll Call

- - **Meeting was called to order at 6:09 P.M.**
  - **Regular members Present:** Lester Finkle, Chester Morgan, Watson Bellows, Walter Mealy, Francis Kaplan and Charles Bardes.
  - **Alternate Members Present:** Stanley Cohen. Stanley Cohen to sit for Sarah Iacobello.
  - **Staff Present:** Leonard Tundermann, Town Planner
  - **Consultant:** Heidi Samokar, Planimetrics
  - **Recording Secretary:** James Krupienski
  
- **Lester Finkle read letter of resignation for Sarah Iacobello into the record.**
- **Citations were presented to outgoing Chairman Lester Finkle and Commissioner Watson Bellows for their service on the Planning and Zoning Commission and to the Town of Vernon.**

2. Plan of Conservation and Development

- Discussion of telephone survey results
  - **Katie Murray, The PERT Group presented slideshow of the resident telephone survey conducted during November 8-17, 2010.**
    - **400 phone interviews were conducted with 40 questions;**
    - **Charles Bardes questioned credibility of survey based on small population survey.**
    - **Survey result is accurate to within 5% error rate.**
    - **Information is weighted based on census data for demographics.**
    - **Presented Executive Summary overview slides 6 & 7.**
      - **Proximity to shopping highly favored.**
      - **Preserving Open Space – residents would favor increase to increase.**
      - **Strong opinions on development in Exits 66 & 67.**
      - **More Traffic controls suggested along Route 83.**
      - **Rockville area shops are moderate-low use of area businesses.**
      - **Recreation areas rated highly.**
  
  - **Five (5) minutes Recess at 7:06 P.M.**
  - **Meeting reconvened at 7:11 P.M.**
- Discussion of draft planning program
  - **Basic design for draft plan based on Booklet #7**
    - **Need to add Talcottville to Chapter #6**
  - **Watson Bellows – Page 4, #13 define within the General Statutes implementation will be important in designing.**
  - **Pinehurst Plan**
  - **Charles Bardes – Historical Resources, Page 4 – suggested reviewing bullet order.**
  - **Heidi Samokar – First Draft should be available over the next three (3) weeks. Suggested working with new members to inform on process moving forward.**
  - **Charles Bardes – Page 7, #35**
    - **Page 3 – Correct Open System to Open Space.**
  - **Walter Mealy suggested reviewing appendix in relation to plan booklets.**

3. Adjournment

- **Francis Kaplan, seconded by Walter Mealy moved a motion to Adjourn. Motion carried unanimously.**
- **Meeting adjourned at 7:32 P.M.**

**James Krupinski  
Recording Secretary**