

Town Clerk

Planning & Zoning Minutes March 15, 2012 1/2

**Town of Vernon
Planning & Zoning Commission
Minutes - Regular Meeting
Thursday, March 15, 2012, 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 7:01 P.M.**
- ◆ **Regular Members Present:** Chester Morgan, Francis Kaplan, Charles Bardes, William Roch, Harry Thomas and Victor Riscassi.
- ◆ **Alternate Members Present:** Dan Anderson and Ron Scussel. Dan Anderson to sit for Vacancy.
- ◆ **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"

- ◆ Charles Bardes, seconded by Harry Thomas moved a Motion to Adopt the Agenda as Amended through March 15, 2012. Motion carried unanimously.

2.2 Communications received NOT related to Agenda items

- ◆ **Memorandum from Shaun Gately, Economic Development Coordinator, dated March 6, 2012 regarding approval of the Architectural Plans for PZ-2012-04.**
- ◆ **Letter of Resignation from Stanley Cohen.**

2.3 Approval of minutes

- ◆ **Harry Thomas, seconded by Francis Kaplan moved a motion to approve the Public Hearing minutes of October 13, 2011. Motion carried unanimously.**
- ◆ **Harry Thomas, seconded by Francis Kaplan moved a motion to approve the Regular Meeting minutes of February 16, 2012. Motion carried unanimously.**
- ◆ **William Roch, seconded by Francis Kaplan moved a motion to approve the Regular Meeting minutes of March 1, 2012. Motion carried unanimously.**

3. Public Hearings

4. Old Business

4.1 Plan of Conservation and Development

- ◆ **Leonard Tundermann, Town Planner indicated that many commission had not supplied their information relative to the Draft POCD Implementation Plan. Will be contacting missing commission to receive comments prior to discussion at a Special Meeting.**

- ◆ **Victor Riscassi, seconded by William Roch moved a Motion to Schedule a Special Meeting on April 26, 2012 at 7:00 P.M. to review the Draft Implementation Plan. Motion carried unanimously.**

4.2 Review and discussion of interim subcommittee report on Application PZ-2011-17, changes to Vernon Zoning Regulations

- ◆ **Charles Bardes reviewed the presentation of the proposed changes by the subcommittee to the commission and requested that the commissioners review the changes for discussion and action at the April 5, 2012 Regular Meeting.**
- ◆ **Charles Bardes, seconded by Francis Kaplan moved a Motion to Continue the Application until the April 5, 2012 Meeting. Motion carried unanimously.**

4.3 LID regulation development project

- ◆ **Leonard Tundermann, Town Planner requested that the commissioners review Material Set 3 relative to the implementation of Low Impact Development Regulations that will be presented at a Public Meeting in late April.**

5. New Business

5.1 Receipt of Applications:

5.1.1 Request by The Architecture+Development Studio, LLC for a six month extension of permits and deadlines to September 2012 for Loom City Lofts at 215 East Main Street (PZ-2005-16)

- ◆ **Leonard Tundermann, Town Planner reviewed prior approvals and extension that were granted for Loom City Lofts development at the former Roosevelt Mill, 215 East Main Street.**
- ◆ **Victor Riscassi, seconded by William Roch moved a Motion to Approve the Extension of Permits and Deadlines for six months to September 2012. Motion carried unanimously.**

5.1.2 Application (PZ-2012-06) of Chuck Meek on behalf of First Hartford Realty Corp. for Approval of Special Permits and Site Plan of Development to construct and operate a convenience store with sale of gasoline and diesel fuels at #333 Talcottville Road and a portion of #327 Talcottville Road (Assessor's ID: Map #04, Block #0004, Lots/Parcels #00007 and #0007B)

- ◆ **Charles Bardes, seconded by Francis Kaplan moved a Motion to Receive and Schedule a Public Hearing on April 19, 2012. Motion carried unanimously.**

6. Other Business

6.1 Additional business introduced under agenda item #2.1 Amendment/Adoption of Agenda

7. Adjournment

- ◆ **Harry Thomas, seconded by William Roch moved a Motion to Adjourn. Motion carried unanimously.**
- ◆ **Meeting adjourned at 7:27 P.M.**

James Krupienski
Recording Secretary