

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Regular Meeting – Minutes
Thursday, June 16, 2011, 7:00 PM
Council Chambers, Third Floor
Memorial Building
14 Park Place
Rockville/Vernon, CT

1. Call to Order & Roll Call

- ◆ **Meeting was called to order at 7:03 P.M.**
- ◆ **Regular Members Present:** Chester Morgan, Walter Mealy, Francis Kaplan, Charles Bardes, Victor Riscassi, Stanley Cohen and Daniel Sullivan.
- ◆ **Alternate Members present:** William Roch
- ◆ **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”

- ◆ **Francis Kaplan, seconded by Walter Mealy moved to adopt the Agenda as Amended through June 16, 2011. Motion carried unanimously.**

2.2 Communications received NOT related to Agenda items

- ◆ Approval Letter, Dated June 9, 2011 for Key Hyundai of Manchester LLC.

2.3 Acceptance of Minutes

- ◆ **None**

3. Old Business

3.1 Application [PZ-2011-03] of Leonard Tundermann, Town Planner, to amend the Vernon Zoning Regulations to add new section 3.30, Keeping of Poultry

- ◆ **Leonard Tundermann, Town Planner reviewed revisions to proposed regulations based on discussion at previous meeting on June 2, 2011.**
- ◆ **Walter Mealy questioned the impact of the proposed regulations regarding the keeping of other farm animals.**
- ◆ **Leonard Tundermann, Town Planner indicated that Special Exceptions allows for keeping of some types of livestock already.**
- ◆ **Charles Bardes questioned the clarity of lot line versus property line.**
- ◆ **Leonard Tundermann, Town Planner indicated that for consistency lot line would be more appropriate.**
- ◆ **Victor Riscassi questioned the requirement to add buffer fencing at a later time.**
- ◆ **Leonard Tundermann, Town Planner indicated that it allowed for any abutting neighbor with a direct view to request a fencing buffer be added to screen the poultry from view.**
- ◆ **Francis Kaplan, seconded by Stanley Cohen moved a motion to amend the term “property line” be changed in the proposed regulations to “lot line”. Motion carried unanimously.**

- ◆ **Daniel Sullivan, seconded by Walter Mealy moved a Motion to Deny the proposed regulations as outlined in the Draft Motion to Deny, as amended:**
 - **Walter Mealy suggested the minimum acreage should be larger;**
 - **Francis Kaplan suggested smaller amount of chickens would be more appropriate.**
 - **Chester Morgan spoke to compatibility and Special Permit requirements.**
 - **Charles Bardes – Yes**
 - **Walter Mealy – Yes**
 - **Francis Kaplan – No**
 - **Victor Riscassi – Yes**
 - **Stanley Cohen – Yes**
 - **Daniel Sullivan – Yes**
 - **Chester Morgan – Yes**
- ◆ **Motion to Deny carries 6 to 1**
- ◆ **Walter Mealy, seconded by Francis Kaplan moved a motion to form a committee of MR. Mealy & Mr. Tundermann working with UCONN Agriculture Center. Motion carried unanimously.**
- ◆ **Ten (10) minutes recess at 7:35 P.M.**
- ◆ **Meeting reconvened at 7:45 P.M.**

3.2 Plan of Conservation and Development

- Possible modifications to draft 2011 POCD
 - ◆ **Special Meeting scheduled for June 23, 2011 at 3:00 P.M. in the Vernon Senior Center to discuss the June 9, 2011 Public Input Meeting comments.**

4. New Business.

4.1 Receipt of Applications

- ◆ **None**

4.2 Determination of Commission interest in pursuing mediation in Capstone Builders, Inc. vs. Planning and Zoning Commission

- ◆ **Prior application approval was appealed by the applicant and surrounding neighbor/intervenor.**
- ◆ **Commissioners Morgan, Sullivan and Kaplan volunteered to assist in the mediation process.**

5. Other Business

- 5.1 Additional business to be considered should be introduced under PZC meeting agenda item “#2.2 Amendment / Adoption of Agenda” at the beginning of the meeting.

6. Adjournment.

- ◆ **Francis Kaplan, seconded by Stanley Cohen moved a motion to Adjourn. Motion carried unanimously.**

◆ Meeting Adjourned at 7:50 P.M.

James Krupinski
Recording Secretary