

**TOWN OF VERNON
Planning & Zoning Commission (PZC)
Minutes – Regular Meeting
Thursday, September 1, 2011, 7:00 PM
Council Chambers, Third Floor
Memorial Building
14 Park Place
Rockville/Vernon, CT**

RECEIVED
VERNON TOWN CLERK
11 SEP 29 PM 12:30

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, Stanley Cohen, Victor Riscassi and Daniel Sullivan.
- ◆ **Alternate Members Present:** William Roch
- ◆ **Staff Present:** Leonard Tundermann, Town Planner, Shaun Gatley, Economic Development Coordinator.
- ◆ **Recording Secretary:** James Krupienski

2. Administrative Actions/Requests

2.1 Amendment / Adoption of Agenda - Additional business to be considered under agenda item #7 "Other Business"

- ◆ **Victor Riscassi, seconded by Stanley Cohen moved a Motion to Adopt and Amend the Agenda to make Item #s4.2 & 4.3 Item #s 2.4 and 2.5 respectively. Motion carried unanimously.**

2.2 Communications received NOT related to Agenda items

- ◆ **Connecticut Conference of Municipalities (CCM) Annual Convention Brochure to be held on October 5, 2011**

2.3 Acceptance of Minutes

- ◆ **Stanley Cohen, seconded by Francis Kaplan moved a Motion to Adopt the Regular Meeting Minutes of August 4, 2011**

- **Charles Bardes should be listed as Chairman in minutes.**

- ◆ **Motion carried unanimously.**

2.4 Request by Thomas A. Tomko for two-year extension of requirement for completion of 50% of building foundations within two years of approval of Application PZ-2007-20 for 64 Hartford Turnpike.

- ◆ **Thomas Tomko, Applicant, 33 Bobby Lane, Manchester, CT**
 - **Original Office Building Site Plan approval**
 - **Expiration of 50% completion about to expire;**
- ◆ **Leonard Tundermann, Town Planner indicated that Public Act 11-05 extended the approval period and extension would be valid. Public Act was effective July 1, 2011 but back-dated approvals to May 1, 2011.**
- ◆ **Victor Riscassi questioned if Building Permits or Bonds have been issues. Applicant indicated that none had been issues.**

- ◆ **Charles Bardes, seconded by Walter Mealy moved a Motion to Grant the Two-Year Extension in connection with PZ-2007-20 for 64 Hartford Turnpike. Motion carried unanimously.**

2.5 Update of the zoning regulations

- ◆ **Chester Morgan requested Leonard Tundermann, Town Planner to review an email from Justin Clark. Read the email into the record.**
- ◆ **Leonard Tundermann, Town Planner indicated that he had not received any additional information regarding amendments to the Zoning Regulations by the Administration.**
- ◆ **Chester Morgan spoke to specific Charter requirements regarding bids for purchases over \$10,000.00 unless a bid waiver had been granted by the Town Council.**
- ◆ **Walter Mealy questioned when the current Zoning Regulations had been supplied to the Manchester Law Firm. Was concerned about a possible re-write to the Zoning Regulation in such a short period of time.**
- ◆ **Leonard Tundermann, Town Planner indicated that he had supplied the regulation in word form on August 15, 2011.**

3. Public Hearings

3.1 Application [PZ-2011-08] of Joseph Grace for a Special Permit at Kace Auto at 784 Talcottville Road (Assessor's ID: Map #07, Block #0027, Lot/Parcel 00001)

- ◆ **Leonard Tundermann, Town Planner read the Legal Notice into the Record.**
- ◆ **Joseph Grace, 17 Timaka Drive, Ellington, CT**
 - **Looking to change from Sales and Repair to only Repair-Special Permit required.**
- ◆ **Leonard Tundermann, Town Planner indicated that and Automotive Dealer is an allowed use in the Zone. Repairer's license requires a Special Permit.**
- ◆ **Chester Morgan questioned the impact from waste fluids. Applicant indicated that they do have a company that would handle any type of cleanup.**
- ◆ **Stanley Cohen questioned if additional repair types would be handled on the site. Applicant indicated that they would only be performing mechanical repairs.**
- ◆ **Chairman called for intervenors – None**
- ◆ **Correspondence – None**
- ◆ **Staff Input – None**
- ◆ **Public Hearing was closed at 7:25 P.M.**
- ◆ **Walter Mealy, seconded by Francis Kaplan Moved to Approve the Special Permit and find Compliance with Location for DMV Repairer's License (§14-54) at 784 Talcottville Road. Motion carried unanimously.**

3.2 Application [PZ-2011-09] of Richard Hayes Jr. for a Zone Change from Residential 22 (R-22) to Commercial at #60 Reservoir Road (Assessor's ID: Map #6, Block #0071, Lot/Parcel #00002)

- ◆ **Leonard Tundermann, Town Planner read the Legal Notice into the Record.**
- ◆ **Leonard Jacobs, 146 Main Street, Manchester CT:**
 - **Requesting change from R-22 –Residential to Commercial Zone.**
 - **Supplied proof of filing with the Town Clerk.**
 - **Requested change would provide for access to Route 31 for development.**
 - **Plan of Conservation and Development refers to Exit 67 development and references the MUD Zone which was not created.**

- ◆ Francis Kaplan questioned if wetlands were on the site.
- ◆ Richard Hayes, 1481 Pleasant Valley Road, Manchester, CT - indicated that there were no wetlands on the specific parcel. There are significant wetlands on the parcel to the rear of the site.
- ◆ Leonard Tundermann, Town Planner reviewed the Staff memorandum dated August 25, 2011. Commission must find compliance with the current Plan of Conservation and Development.
- ◆ Walter Mealy stated that future development in the area should be based upon Gateway Designs.
- ◆ Call for Intervenor – None
- ◆ Correspondence – None
- ◆ Public Input – None
- ◆ Rebuttal & Summation – None
- ◆ Public Hearing was closed at 7:56 P.M.
- ◆ Daniel Sullivan, seconded by Charles Bardes moved a Motion to Approve the Zone Change at 60 Reservoir Road and the Commission finds consistency with the 2001 Plan of Conservation and Development. Motion carried unanimously.

- ◆ Five (5) minute recess at 7:57 P.M.
- ◆ Reconvene at 8:05 P.M.

3.3 Application [PZ-2011-12] of Jessica Foster (Dance Nation, LLC) for a Special Permit for a commercial educational facility at #243 Regan Road (Assessor's ID: Map #08, Block #0024, Lot/Parcel #0005D

- ◆ Leonard Tundermann, Town Planner read the Legal Notice into the Record.
- ◆ Jessica Foster, 44 Elm Hill Road
 - Reviewed the proposed use for the property.
- ◆ Charles Bardes questioned the need to have student change prior to class and the amount of staff at the location.
- ◆ The Applicant indicated that the restrooms are being renovated and could be utilized but students a requested to come dressed for class; staff would consist of 1 teacher and 1 administrator.
- ◆ Leonard Tundermann, Town Planner:
 - Need Special Permit in the Zone;
 - Meets criteria of 17.3
- ◆ Walter Mealy questioned amount of parking provided on the site.
- ◆ Leonard Tundermann, Town Planner indicated that parking on the site should be sufficient.
- ◆ Call for Intervenor – None
- ◆ Correspondence – None
- ◆ Public Hearing was closed at 8:12 P.M.
- ◆ Walter Mealy, seconded by Stanley Cohen moved a Motion to Approve a Special Permit for a Commercial Education Facility and Consistent with §17.3 criteria. Motion carried unanimously.

4. Discussion/Action/Additional Business

- 4.1 Schedule public hearing for Application [PZ-2011-10] of Dennis McConville (ECHN) for a Site Plan of Development/Special Permit to construct a parking lot on each parcel at #8, #11 &

#12 Ward Street and #35 Village Street (Assessor's ID: Map #23, Block #105, Lot/Parcel #10, Map #23, Block #105, Lot/Parcel #11, Map #23, Block #92, Lot/Parcel #18 and Map #23, Block #92, Lot/Parcel #19)

- ◆ **Leonard Tundermann, Town Planner stated that the Application requires Special Permit approval.**
- ◆ **Victor Riscassi, seconded by Daniel Sullivan moved a Motion to schedule a Public Hearing on September 15, 2011. Motion carried unanimously.**

4.2 Request by Thomas A. Tomko for two-year extension of requirement for completion of 50% of building foundations within two years of approval of Application PZ-2007-20 for 64 Hartford Turnpike.

- ◆ **Moved to Item # 2.4 in the Amended Agenda.**

4.3 Update of the zoning regulations

- ◆ **Moved to Item # 2.5 in the Amended Agenda.**

5. Old Business

5.1 Plan of Conservation and Development

◆

6. New Business.

6.1 Receipt of Applications:

Application [PZ-2011-13] of Bruce Kloter for a Site Plan of Development/Special Permit to construct a temporary parking lot for Swiss Cleaners on property at #4 Regan Street (Assessor's ID: Map #22, Block # 0041, Lot/Parcel # 18)

- ◆ **Francis Kaplan, seconded by Stanley Cohen moved a Motion to Receive the Application. Motion carried unanimously.**
- ◆ **Francis Kaplan, seconded by Walter Mealy moved a Motion to Schedule a Public Hearing on September 15, 2011. Motion carried unanimously.**

7. Other Business

7.1 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.

- ◆ **Commissioner Mealy indicated that he would be resigning from the Commission and that this evening would be his last meeting.**
- ◆ **The Commissioners thanked Commissioner Mealy for his service to the commission and the Town.**

8. Adjournment.

- ◆ **Walter Mealy, seconded by Francis Kaplan moved a Motion to Adjourn. Motion carried unanimously.**
- ◆ **Meeting Adjourned at 8:30 P.M.**

James Krupienski
Recording Secretary