

Town Clerk

PZC Minutes May 19, 2011 1/3

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Minutes – Regular Meeting
Thursday, May 19, 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 7:01 P.M.
- ◆ Regular Members Present: Walter Mealy, Francis Kaplan, Victor Riscassi, Stanley Cohen and Daniel Sullivan.
- ◆ Alternate Members present: William Roch. William Roch to sit for Chester Morgan.
- ◆ 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"

- ◆ PZ-2011-06 – Receipt of Application
- ◆ Application of Thomas Danieluk, 1302 Hartford Turnpike for redevelopment and station upgrades for gas station and convenience store.
- ◆ Francis Kaplan, seconded by Stanley Cohen moved a Motion to Adopt the Agenda as Amended. Motion carried unanimously.

2.2 Communications received NOT related to Agenda items

- ◆ Paradigm Liaison Services annual pipeline safety emergency response program invitation.

2.3 Acceptance of Minutes

- ◆ Francis Kaplan, seconded by, Stanley Cohen moved a motion to adopt the Minutes of the December 16, 2010 Special Meeting. Motion carried unanimously.
- ◆ Francis Kaplan, seconded by, Stanley Cohen moved a motion to adopt the Minutes of the January 13, 2011 Special Meeting. Motion carried unanimously.
- ◆ Francis Kaplan, seconded by, Stanley Cohen moved a motion to adopt the Minutes of the January 20, 2011 Regular Meeting. Motion carried unanimously.
- ◆ Francis Kaplan, seconded by, Daniel Sullivan moved a motion to adopt the Minutes of the February 3, 2011 Regular Meeting. Motion carried unanimously.
- ◆ Francis Kaplan, seconded by, Stanley Cohen moved a motion to adopt the Minutes of the February 17, 2011 Regular Meeting.
 - Amended bullet #19 to read – Harold Cummings, Town Attorney indicated the commission needs to determine Intervenor Petition standing.
- ◆ Motion carried unanimously.
- ◆ Francis Kaplan, seconded by, Stanley Cohen moved a motion to adopt the Minutes of the March 3, 2011 Regular Meeting. Motion Carried unanimously.

- ◆ Francis Kaplan, seconded by, Stanley Cohen moved a motion to adopt the Minutes of the March 17, 2011 Regular Meeting. Motion carried unanimously.
- ◆ Francis Kaplan, seconded by, Stanley Cohen moved a motion to adopt the Minutes of the March 24, 2011 Special Meeting. Motion carried unanimously.
- ◆ Francis Kaplan, seconded by, Stanley Cohen moved a motion to adopt the Minutes of the April 7, 2011 Regular Meeting. Motion carried unanimously.
- ◆ Francis Kaplan, seconded by, Stanley Cohen moved a motion to adopt the Minutes of the April 21, 2011 Regular Meeting. Motion carried unanimously.
- ◆ Francis Kaplan, seconded by, Stanley Cohen moved a motion to adopt the Minutes of the May 5, 2011 Regular Meeting. Motion carried unanimously.

3. Public Hearings

3.1 Continued Hearing for Application [PZ-2011-04] Key Hyundai for approval of a site plan modification for construction of a new service garage and new showroom and a special permit at #21 Hartford Turnpike (Assessor's ID: Map #1, Block #158, Lot/Parcels #2, 3B, 3C-1)

- Leonard Tundermann, Town Planner reviewed the Traffic Authority minutes of May 12, 2011 which accepted the modifications to existing curb-cuts and parking areas.
- Victor Riscassi questioned if the plans presented to the Traffic Authority were identical to those reviewed by the Planning and Zoning Commission. The Applicant indicated they were the identical plans.
- Public Hearing was closed to 7:19 P.M.
- Francis Kaplan, seconded by Stanley Cohen moved a Motion to Approve Application PZ-2011-04 Key Hyundai for approval of a site plan modification for construction of a new service garage and new showroom and a special permit at #21 Hartford Turnpike. Motion carried unanimously.

3.2 Continued Hearing for Application [PZ-2011-05] of ESS 1031 Hartford Turnpike, LLC for change of zone from Industrial (I) to Planned Residential Development (PRD) for properties at #999A, #1005, #1015, #1025, & #1031 Hartford Turnpike (Assessor's ID: Map #38, Block #0072, Lots/Parcels #0030D, #00029, # 0029A, #0036A, & #00028, respectively)

- Attorney Leonard Jacobs, 56 Deepwood Drive representing the Applicant:
 - Supplied proof of Application filing with the Town Clerk to the Chairman.
 - Properties currently located in the Industrial Zone. Proposing to change to the Planned Residential Development (PRD) Zone.
 - Plan of Conservation and Development review must be based on existing adopted plan.
 - Plan suggested no increase in non-residential uses for the Route 30 corridor.
 - State Traffic Commission has requested closing of an existing curb-cut due to site-line issues.
- Leonard Tundermann, Town Planner suggested reviewing each POCD plan for consistency.
- Walter Mealy stated the Adopted 2001 POCD plan seemed more relevant as the existing Draft has not been adopted.
- Francis Kaplan questioned the ability of existing curb-cuts to handle increased traffic in the proposed development.

- **Eric Santini indicated that the existing roadway infrastructure would handle the possible increase in traffic.**
- **Five (5) minute recess at 7:57 P.M.**
- **Meeting reconvened at 8:04 P.M.**
- **Public Testimony (8:04 P.M.)**
 - **Maryann Levesque, 183 Bolton Road – Stated the application was good for the area.**
- **Staff Input – None**
- **Rebuttal & Summation – None**
- **Public Hearing was closed at 8:07 P.M.**
- **Francis Kaplan, seconded by Stanley Cohen moved a Motion to Approve Application PZ-2011-05 of ESS 1031 Hartford Turnpike, LLC for change of zone from Industrial (I) to Planned Residential Development (PRD) for properties at #999A, #1005, #1015, #1025, & #1031 Hartford Turnpike and determined that the change was consistent with the 2001 Plan of Conservation & Development. Motion carried unanimously.**

4. Old Business

4.1 Plan of Conservation and Development

- **Leonard Tundermann, Town Planner indicated that the Draft Plan of Conservation and Development has been placed on the Town website.**
- **Public Meeting will be scheduled to receive comments on June 9, 2011 at 7:00 P.M., Senior Center, 26 Park Place.**

5. New Business.

5.1 Receipt of Applications:

- **PZ-2011-06 – TicketNetwork Inc to install a driveway and small parking lot at 60 South Frontage Road.**
 - **Application is being reviewed by the Town Attorney regarding a parking area with a main use.**
- **Stanley Cohen, seconded by Victor Riscassi moved a Motion to Receive and Schedule a Public Hearing for July 7, 2011. Motion carried unanimously.**
- **Application of Thomas Danieluk, 1302 Hartford Turnpike for redevelopment and station upgrades for gas station and convenience store.**
- **Francis Kaplan, seconded by Daniel Sullivan moved a Motion to Receive and Schedule a Public Hearing on June 2, 2011. Motion carried unanimously.**

6. Other Business

- 6.1 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.

7. Adjournment.

- ◆ **William Roch, seconded by Francis Kaplan moved a motion to Adjourn. Motion carried unanimously.**
- ◆ **Meeting Adjourned at 8:25 P.M.**

James Krupienski
Recording Secretary