

**TOWN OF VERNON  
Planning & Zoning Commission (PZC)  
Minutes - Regular Meeting  
Thursday, January 20, 2011, 7:30 PM  
Council Chambers, Third Floor  
Memorial Building  
14 Park Place  
Rockville/Vernon, CT**

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11 MAY -5 PM 1:15

1. Call to Order & Roll Call

- **Meeting was called to Order at 7:34 P.M.**
- **Regular Members Present:** Chester Morgan, Francis Kaplan, Walter Mealy and Charles Bardes.
- **Alternate Members Present:** Victor Riscassi. Victor Riscassi 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"

- **Francis Kaplan, seconded by Walter Mealy moved a Motion to Adopt the Agenda dated January 19, 2011. Motion carried unanimously**

2.2. Communications received NOT related to Agenda items

- **None**

2.3. Acceptance of Minutes

- **None**

2.4. Environmental Review Team (ERT) request for evaluation of the Gunther Farm, Hyde Avenue, in concert with a similar request expected from one or more of the Tolland land use commissions.

- **Leonard Tundermann, Town Planner:**
  - **Request is being made to receive approval by the Planning and Zoning Commission for an Environmental Review Team Study of the property.**
  - **Property located with Tolland will receive approval by the Tolland commission.**
  - **Planning and Zoning Commission will be notified after the ERT request has been accepted and the timetable for the review.**
- **Walter Mealy, seconded by Francis Kaplan moved a Motion to Approve the Request for an Environmental Review Team Study. Motion carried unanimously.**

3. Public Hearings

3.1. Continued Hearing for Application [PZ-201 0-24] of Capstone Builders, Inc. for a 16 Lot Single-Family, Residential Resubdivision on Grier Road (northwesterly side of Bolton Branch Road and easterly side of Cubles Road - Assessor's ID: Map #52, Block #140, Lot/Parcel #42)

- **Walter Mealy, seconded by Charles Bardes moved a Motion to Continue the Application to February 3, 2011 at 7:30 P.M. Motion carried unanimously.**

4. Old Business

4.1. Plan of Conservation and Development

- **Subcommittee met on January 19, 2011**
- **Ralph Zahner was elected as Chairman of the subcommittee.**
- **Discussion took place relative to a memorandum of Fire Marshal, Raymond Walker regarding lengths of cul-de-sacs.**
- **Received comments from Robert Hurd, Local Historic Properties Commission Chairman.**
- **Draft of the POCD has been supplied to the subcommittee for review.**

4.2. Bylaws

- **Charles Bardes reviewed the preliminary Draft of the Commission By-Laws.**
- **Adopted copies should be supplied to new members for review.**
- **Walter Mealy suggested correcting election of officers from December to January.**
- **Chester Morgan suggested on page 6, Article XIII, Section 2**
- **Walter Mealy, seconded by Victor Riscassi moved a Motion to Continue the By-Law review to the February 17, 2011 meeting. Motion carried unanimously.**

5. New Business.

5.1. Receipt of Applications:

5.1.1. Application {**PZ-2011-01**} of Catherine Marek (Lots and More) for a Special Permit for outside display of retail products occupying an area greater than ten (ten) percent of gross floor area of the business at #48 Windsor Avenue (Assessor's ID: Map #22, Block #0030, Lot/Parcel #00042.

- **Leonard Tundermann, Town Planner indicated that the applicant is resubmitting a request for Special Permit.**
- **Walter Mealy, seconded by Francis Kaplan moved a Motion to Receive and Schedule a Public Hearing for March 3, 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.

- **Francis Kaplan, seconded by Walter Mealy moved a Motion to Adjourn. Motion carried unanimously.**
- **Meeting adjourned at 8:10 P.M.**

**James Krupienski**  
**Recording Secretary**