

**TOWN OF VERNON
Planning & Zoning Commission (PZC)
Minutes - Meeting Notice
Thursday, February 3, 2011, 7:30 PM
Council Chambers, Third Floor
Memorial Building
14 Park Place
Rockville/Vernon, CT**

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VERNON TOWN CLERK
11 MAY -5 PM 1:15

1. Call to Order & Roll Call

- ◆ **Meeting was called to order at 7:33 P.M.**
- ◆ **Regular Members Present:** Chester Morgan, Francis Kaplan, Walter Mealy, Charles Bardes, Victor Riscassi and Daniel Sullivan.
- ◆ **Alternate Members Present:** William Roch. William Roch to sit for Stanley Cohen.
- ◆ **Staff Present:** Leonard Tundermann, Town Planner, Terry McCarthy, Town Engineer.
- ◆ **Town Counsel:** Harold Cummings
- ◆ **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"

- ◆ **Walter Mealy, seconded by Charles Bardes moved a Motion to Adopt the Agenda as Amended through February 2, 2011. Motion carried unanimously.**

2.2. Communications received NOT related to Agenda items

- ◆ **UCONN CLEARscapes Newsletter , Winter 2011**
- ◆ **Listing of current PZC membership and terms of office.**

2.3. Acceptance of Minutes

- ◆ **Victor Riscassi, seconded by Francis Kaplan moved a Motion to Adopt the minutes of December 2, 2010. Motion carried unanimously.**

3. Public Hearings

3.1. Continued Hearing for Application [PZ-2010-24] 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)

- ◆ **Eric Peterson, Gardner & Peterson Associates Greg Pinto, Capstone Builders:**
- ◆ **Leonard Tundermann, Town Planner reviewed additional submissions relative to the application:**
 - **Memorandum from the Conservation Commission dated February 2, 2011 – Re: Laurel Woods Subdivision Grier & Bolton Notch Roads and read it into the record.**
 - **Natural Diversity Data Base Areas Map Dated December 2010 created by the State of Connecticut, Department of Environmental Protection.**
 - **Instruction for Completing a Request for Natural Diversity Data Base (NDDB) State Listed Species Review, Rev. 8/23/2010**
 - **Legal Opinion from Harold R. Cummings, Town Attorney, Dated February 2, 2011 – Re: Application PZ-2010-24: Capstone Builders, Inc – For 16-lot Single**

Family Residential Resubdivision at Grier Road – Legal Opinion was read into the record.

- **Memorandum from Todd Penney, Town Engineer/Wetlands Agent for the Town of Coventry dated February 3, 2011 – Re: Laurel Woods Subdivision – Bolton Branch Road – Vernon, CT Town of Coventry Review Comments – Memorandum was read into the record**
- **Letter from Edie Chernack, 50 Cubles Drive concerning issues with the application.**
- **Letter from Karl M. Prewo, 135 Grier Road, dated January 31, 2011 - Re: Capstone Builders' Application for Development of Laurel Woods Subdivision.**
- ◆ **Daniel Sullivan indicated that he has reviewed the audio of the Public Hearing and can sit for the application.**
- ◆ **William Roch indicated that he has reviewed the audio of the Public Hearing and can sit for the application.**
- ◆ **Chairman Morgan read into the record an outline of process that will be followed for the public hearing.**
- ◆ **Eric Peterson, Gardner & Peterson Associates:**
 - **Indicated that sheets 6 & 7 of 10 and 6a & 7a of 10 have been updated to include sewer specifications as supplied by the Bolton Lakes Water Pollution Control Authority Engineer.**
 - **Indicated that sheets 4 & 5 of 10 and 4a & 5a of 10 have been updated with septic system information requested by the Bolton Lakes Water Pollution Control Authority and the North Central District Health Department.**
 - **Sewer as proposed to be installed along the North-side of the roadway.**
 - **Proposed well locations have been relocated based on State Health Code to the rear of the homes**
 - **Plan of Conservation and Development indicates reduction in infiltration by the development will be negligible to the area.**
 - **Supplied plans have been reviewed and approved by the North Central District Health Department.**
- ◆ **Victor Riscassi questioned the reason for lack of sewer pipe diameter and proximity of forced main to drainage area.**
- ◆ **Applicant indicated that the final specifications for the sewer phase have not been designed. Eric Peterson indicated the main would be installed no closer than 5' from the drainage.**
- ◆ **Attorney Derek Oatis, representing the Intervenor:**
 - **Detention Basin maintenance – Would this lie with the lot owner or the Town after completion.**
 - **Has a Natural Diversity Data Base review been requested or performed for the site.**
- ◆ **Greg Pinto questioned how the requested for NDDB relates to environmental matters in the application.**
- ◆ **Attorney Oatis declined to respond.**
- ◆ **Greg Pinto indicated that the basin maintenance would become the responsibility of the Town after completion. Did not feel that the question relative to the Natural Diversity Data Base review was relative to the §22a-19 Intervenor petition.**
- ◆ **Staff requested deferment to the following meeting to prepare comments on all information provided to date.**

- ◆ **Intervenor Presentation:**
 - **Town Regulations 6.1.3 & 6.1.1.3**
 - **Feels issues are identical to issues of the previous application.**
 - **Open Space dedication should be adjacent to the exiting park area.**
 - **Supplied Denial Letter for PZ-2007-17 Application and transcript from the November 15, 2007 PZC meeting.**
 - ◆ **Lance Chernack, 50 Cubles Drive**
 - **Reviewed memorandum of Bruce Dinnie, dated July 12, 2007 relative to detention basin adjacent to Newhocca Park.**
 - **Presented trench images at the proposed property.**
 - **Presented Wetlands Map.**
 - **Presented Well testing levels.**
 - **Requested bonding to protect area wells.**
 - **Suggested not accepting Conservation Easement proposal.**
 - ◆ **Francis Kaplan, seconded by Walter Mealy moved a Motion to Continue the Application to the February 17, 2010 at 7:00 P.M.**
4. Old Business
- 4.1. Plan of Conservation and Development
- ◆ **Meeting would be set-up to discuss Original Draft with Heidi Samokar, Planimetrics to receive comments by the sub-committee.**
- 4.2. Bylaws
- ◆ **Charles Bardes indicated that he is in the process of completing revisions for the next meeting. Suggested draft copies should be supplied to new members for review.**
5. New Business.
- 5.1. Receipt of Applications:
- 5.1.1. Application [PZ-2011-02] of Jeff Winkler for Modification of a Site Plan of Development and Special Permit for office use in existing building in the Industrial Zone at Tighitco Inc. at 101 Industrial Park Road (Assessor's ID: Map #30, Block #133, Lot/Parcel #51)
- ◆ **Charles Bardes, seconded by Francis Kaplan to Receive the Application. Motion carried unanimously.**
 - ◆ **Francis Kaplan, seconded by Walter Mealy moved a Motion to schedule the Public Hearing for March 3, 2011 at 7:00 P.M. 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.
- ◆ **Charles Bardes, seconded by Francis Kaplan moved a Motion to Adjourn. Motion carried unanimously.**
 - ◆ **Meeting adjourned at 8:45 P.M.**

James Krupienski
Recording Secretary