

**TOWN OF VERNON
Planning & Zoning Commission (PZC)
Minutes - Meeting Notice
Thursday, March 17, 2011, 7:00 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 7:02 P.M.**
 - **Regular Members Present:** Chester Morgan, Francis Kaplan, Walter Mealy, Charles Bardes, Victor Riscassi, Stanley Cohen and Daniel Sullivan.
 - **Alternate Members Present:** William Roch. William Roch to sit for Walter Mealy.
 - **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 Charles Bardes moved a Motion to Adopt the Agenda, dated March 17, 2011 as Amended.**
 - **Add Item #6.2 - Discussion to Develop LID Regulations.**
 - **Chester Morgan, seconded by Walter Mealy moved to remove Item #5.3 – Discussion of Capstone Builders**
 - **Motion carried unanimously.**
 - 2.2 Communications received NOT related to Agenda items
 - **The Habitat Newsletter, Volume 22, Number 4, Winter 2011.**
 - **Approval Letter for Catherine Marek, Lot & More dated March 11, 2011.**
 - **Approval Letter for Capstone Builders dated March 9, 2011.**
 - **Town Claim #11-10 of Chernack and Gelineau vs Town of Vernon dated March 10, 2011.**
 - **Town Claim # 11-11 of Capstone Builders Inc vs Town of Vernon dated March 10, 2011.**
 - 2.3 Acceptance of Minutes
 - **Charles Bardes, seconded by Walter Mealy moved a motion to Adopt the Minutes of January 6, 2011 with amendments. Motion carried unanimously.**
- 3 Public Hearings
 - **None**
- 4 Old Business
 - 4.1 Plan of Conservation and Development
 - **Special meeting will be scheduled for March 24, 2011 for the Commission to review the Draft POCD Plan and to make comments.**

- **Walter Mealy, seconded by Charles Bardes moved a Motion to schedule a Special Meeting for March 24, 2011 at 7:00 P.M., Town Hall, 14 Park Place, 3rd Floor Town Council Chambers. Motion carried unanimously.**
- **Daniel Sullivan left the meeting at 7:15 P.M.**
- **William Roch was seated for Daniel Sullivan.**

4.2 Bylaws

- **Commission discussed By-Law revision dated March 17, 2011.**
- **Chester Morgan, seconded by Victor Riscassi amended Page 7, Article XIV. Minutes, Section 2 to read “The draft minutes of each meeting shall be made available to the commission members for review and approval with the agenda no later than the PZC’s second succeeding meeting”. Motion carried unanimously.**
- **Francis Kaplan, seconded by Walter Mealy moved a Motion to Adopt the By-Laws, dated March 17, 2011 as amended above. Motion carried unanimously.**

5 New Business.

5.1 Receipt of Applications:

5.1.1 Application [PZ-2011-02] of Ellington Prospect, LLC for a Special Permit/Site Plan of Development to create 10 additional apartment units at One Ellington Avenue (Assessor’s ID: Map #23, Block #0098, Lot/Parcel #00014.

- **Charles Bardes, seconded by William Roch moved a Motion to Receive and Schedule a Public Hearing for April 7, 2011. Motion carried unanimously.**

5.1.2 Application [PZ-2011-03] of Leonard Tundermann, Town Planner, to amend the Vernon Zoning Regulations to (1) add new section 3.30, Keeping of Poultry, (2) reference home based businesses of Major – Type 2 in lieu of home occupations as special permit uses within use regulations for residential zones, and (3) substitute the Zoning Enforcement Officer for the Building Official as having authority to sign off on minor site plan modifications.

- **Victor Riscassi, seconded by Francis Kaplan moved a Motion to Receive and Schedule a Public Hearing for April 21, 2011. Motion carried unanimously.**

5.2 Request for CGS 8-24 review of proposed offer of Tancanhoosen, LLC to convey its interest in road rights-of-way to the Town of Vernon to establish a standard width of 50 feet for those portions of Reservoir Road, Baker Road, and Brandy Hill Road that run adjacent to its properties, and a width of 25 feet for that portion of Fish and Game Road that runs adjacent to its property.

- **Proposed conveyance of road right-of-ways is consistent with the Plan of Conservation & Development.**
- **Walter Mealy, seconded by Francis Kaplan moved a Motion to make a Favorable §8-24 review to the Vernon Town Council. Motion carried unanimously.**

5.3 Report from the Town Planner on Chernack and Gelineau vs. Town of Vernon and on Capstone Builders, Inc. vs. Town of Vernon

- **Removed from the Amended Agenda**

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.

6.2 Discussion regarding LID Regulation Development

- **Leonard Tundermann, Town Planner spoke to LID Regulations:**
 - **Draft regulations are beginning to be designed and will need a Liaison member for the Steering Committee.**
- **Charles Bardes volunteered to assist the steering committee.**
- **Victor Riscassi indicated that he would act as a substitute for Commissioner Bardes.**

7. Adjournment.

- **William Roch, seconded by Francis Kaplan moved a Motion to Adjourn. Motion carried unanimously.**
- **Meeting adjourned at 7:30 P.M.**

**James Krupienski
Recording Secretary**