

Town of Vernon  
Vernon Traffic Authority  
Vernon Police Department  
725 Hartford Turnpike  
Vernon, CT 06066  
Community Room  
April 11, 2013

RECEIVED  
VERNON TOWN CLERK  
13 MAY -2 PM 6:47

DRAFT -Minutes

Meeting called to order at 6:00 P.M. by Chief Kenny. Those in attendance were Mason Thrall, Polly Schaefer, Jon Paul Roden and Bob O'Gara. Fire Chief Ray Walker arrived at 6:04 P.M. Absent was Bob Kleinhans .

1. Approval of Minutes of December 13, 2012 meeting.

*A motion was made by Bob O'Gara and seconded by Polly Schaefer to approve the minutes of the December 13, 2012 meeting. Motion passed unanimously.*

2. Request for plan modification 14-24 Hartford Turnpike

Attorney Leonard Jacobs and Engineer Raymond Nelson, Jr., Peter Krause and Lane Resnik from Suburban Subaru were present to address the Vernon Traffic Authority.

After a brief explanation of the modification to 14-24 Hartford Turnpike and a brief discussion on the presented modifications, *a motion was made by Chief Kenny and seconded by Polly Schaefer to accept the modifications to 14-24 Hartford Turnpike with two stipulations. The stipulations are to place "No Exit" signs at the appropriate curb cuts and a stop sign and stop bar at the service exit. Motion passed unanimously.*

*Motion was made by Bob O'Gara and Polly Schaefer to adjourn the meeting at 6:15 P.M. Motion passed unanimously.*

Respectfully submitted,

*Peggy A. Jackle*

Peggy A. Jackle

Recording Secretary



# HALLISEY, PEARSON, & CASSIDY Engineering Associates, Inc.

Southway Executive Park, Unit #511.  
35 Cold Spring Road  
Rocky Hill, CT 06067

TELEPHONE: (860) 529-6812  
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Paul A. Hallisey, P.E. & L.S.  
Lloyd A. Pearson, L.S.  
James P. Cassidy, P.E.

## Project Narrative

For

Proposed Dollar General

Located at Property Located at

#426 Talcottville Road

Vernon, Connecticut

Owner: WAYMAX, LLC.

Applicant: NERP Holding & Acquisitions, LLC

This application is for a proposed Dollar General retail store to be constructed on property located at #426 Talcottville Road. This new building will be 9,100 sq. ft. one store building.

The parking for this site was based on the current Zoning Regulation. Based on these regulation, the following is the parking schedule per each use:

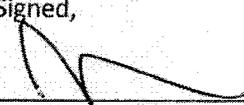
### Parking Data Schedule

<u>Use</u>	<u>Requirement</u>	<u>Parking Required</u>
Dollar General (Retail)	1 space/250 sq. ft (gross floor area)	9,100 s.f. / (1/250 s.f.) = 40 spaces

**An estimate of the amount and type of vehicular traffic to be generated on a daily basis and at peak hours.** A traffic analysis was prepared Fred Greenberg, PE of BL Companies, as part of the application for this project and is attached hereto. In this analysis it is estimate the site generated traffic at 50 weekday afternoon and 64 Saturday peak hour trips.

We anticipate the primary vehicles entering and exiting this site will be customer's vehicles, that would tend to be passenger cars. The only other vehicle that will enter and exit this site will be delivery trucks. The delivery trucks will be single unit box trucks and tractor trailers (WB-65). It is anticipated that the deliveries will occur once a day.

Signed,

  
\_\_\_\_\_  
James P. Cassidy, PE

Hallisey, Pearson & Cassidy Engineering Assoc. Inc.

TOWN OF VERNON  
Planning & Zoning Commission (PZC)  
Minutes – Regular Meeting  
Thursday, March 21, 2013, 7:00 PM  
Council Chambers, Third Floor  
Memorial Building  
14 Park Place  
Rockville/Vernon, CT

1. Call to Order & Roll Call
  - ◆ Meeting was called to order at 7:02 P.M.
  - ◆ **Regular Members Present:** Francis Kaplan, Chester Morgan, Charles Bardes, Harry Thomas, Victor Riscassi and William Roch.
  - ◆ **Alternate Members Present:** Ron Scussel and Richard Dias.
  - ◆ **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 #4 "Other Business"
    - ◆ **Chester Morgan, seconded by Harry Thomas moved a Motion to adopt of the Agenda as revised to March 20, 2013. Motion carried unanimously.**
  - 2.2 Communications received NOT related to Agenda items
    - ◆ **Connecticut Transportation Institute (CTI) Work Zone Safety for Maintenance Operations on Local Roads seminar.**
    - ◆ **Connecticut Transportation Institute (CTI) Effective Communication Skills, Level I seminar.**
    - ◆ **Connecticut Transportation Institute (CTI) 2013 Workshop events calendar.**
  - 2.3 Approval of Minutes: 2/21/2013
    - ◆ **Charles Bardes, seconded by Ron Victor Riscassi moved a motion to approve the February 21, 2013 Regular Meeting minutes. Motion carried unanimously.**
    - ◆ **Harry Thomas, seconded by Richard Dias moved a motion to approve the March 7, 2013 Regular Meeting minutes as amended.**
      - **Correct spelling of Ron Scussel under Call to Order & Roll Call.**
    - ◆ **Motion carried. Dan Anderson and Chester Morgan abstained.**
3. Continued Public Hearing
  - 3.1 Application (PZ-2013-01) of Vernon Planning Department for amendments to the Zoning Regulations, Sections 12.3 to prohibit parking within lot setbacks; insert new section 12.5 to give the PZC authority to require driveway connections between adjoining properties, and insert new section 12.6 to establish provisions for shared parking.

- ◆ Leonard Tundermann, Town Planner reviewed the proposed changes to the Zoning Regulations §12.3 to allow for paving up to a property line but not allow for parking within the setback area.
- ◆ Discussion took place regarding the ability to pave to the property line and ability to enforce the proposed regulation.
- ◆ Chester Morgan, seconded by Charles Bardes moved a motion to continue the proposed amendment to §12.3 to a future meeting. Motion carried. Harry Thomas abstained.

- ◆ Leonard Tundermann, Town Planner reviewed the proposed regulations to add section 12.5 to allow for the PZC to require driveway connections between adjoining properties.
- ◆ Dan Anderson questioned the possible economic benefit (increase or decrease) for the proposed or currently developed parcel.
- ◆ Shaun Gatley, EDC spoke to possible impacts from accessibility to possible signalized intersections and additional amenities.
- ◆ Chester Morgan questioned if cross easement access could be retroactive for a developed parcel.
- ◆ Leonard Tundermann, Town Planner indicated that if a parcel came for modification and an adjoining parcel had the cross access requirement they would be required to create the connection.
- ◆ Chester Morgan, seconded by William Roch moved a motion to approve §12.5 as presented by Staff.
  - Harry Thomas requested a change to the language to replace the word "possible" with the word "feasible". "The Planning and Zoning Commission shall institute access management wherever possible feasible as a means to manage driveways and intersections on state highways and other major streets in Vernon to reduce congestion and traffic conflicts."
- ◆ Chester Morgan and Charles Bardes accepted the friendly amendment.
- ◆ Motion carried unanimously as amended.

- ◆ Leonard Tundermann, Town Planner reviewed the proposed regulation to add §12-6 to allow for shared parking between parcels.
- ◆ Charles Bardes questioned the need for an agreement between adjacent owners.
- ◆ Leonard Tundermann, Town Planner indicated that each owner would need to agree to a cross access agreement.
- ◆ Charles Bardes, seconded by Harry Thomas to approve §12.6-Shared Parking as proposed. Motion carried unanimously.

#### 4. Other Business

##### 4.1 Receipt of Applications:

4.1.1 Application (PZ-2013-04) of Economy Oil Change of Vernon, LLC for a Modification of an approved Site Plan of Development for a building addition at #315 Hartford Turnpike (Assessor's ID: Map # 01, Block #10, Lot/Parcel #10)

- ◆ Chester Morgan, seconded by Harry Thomas to receive application PZ-2013-04. Motion carried unanimously.

- ◆ Leonard Tundermann, Town Planner indicated that the addition to the commercial building could not be approved by Staff as a minor modification due to impact.
- ◆ Gerald Gallo, Tolland, CT:
  - Impervious coverage remains the same after development.
  - Proposing to add a 28'x30' addition to the westerly portion of the building.
  - One way traffic will continue on the site.
  - Proposing to reduce the existing dumpster area.
- ◆ Victor Riscassi questioned the possibility of parking along the westerly line.
- ◆ Leonard Tundermann, Town Planner indicated that the offset to the property line exceeded the required 10' side yard setback.
- ◆ Chester Morgan, seconded by Harry Thomas moved a motion to continue the application to the April 4, 2013 meeting. Motion carried unanimously.

4.2 Request for appointments to the CRCOG Regional Planning Commission

- ◆ Charles Bardes indicated that the meeting dates for CRCOG Regional Planning Commission fall on the same nights as the Vernon Planning and Zoning Commission.
- ◆ No appointment was made.

4.3 Proposed change to the PZC Bylaws, Article XVII, Committees, Section 1, to change the frequency of POCD committee meetings from quarterly to semiannually and to eliminate the separate submission of findings to the PZC annually.

- ◆ Proposed change was supplied to the committee for review and report to the PZC at the April 4, 2013 meeting.

4.4 Additional business to be considered should be introduced under PZC meeting agenda item "#2.1 Amendment / Adoption of Agenda" at the beginning of the meeting.

5. Adjournment.

- ◆ Harry Thomas, seconded by William Roch moved a Motion to Adjourn. Motion carried unanimously.
- ◆ Meeting Adjourned at 8:33 P.M.

James Krupienski  
Recording Secretary

VPD

TOWN OF VERNON  
Planning & Zoning Commission (PZC)  
Minutes – Regular Meeting  
Thursday, April 4, 2013, 7:00 PM  
Council Chambers, Third Floor  
Memorial Building  
14 Park Place  
Rockville/Vernon, CT

1. Call to Order & Roll Call
  - ◆ Meeting was called to order at 7:02 P.M.
  - ◆ **Regular Members Present:** Francis Kaplan, Chester Morgan, Charles Bardes, Harry Thomas Dane Anderson and William Roch.
  - ◆ **Alternate Members Present:** Ron Scussel and Richard Dias. Ron Scussel to sit for Victor Riscassi.
  - ◆ **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 #3 "Other Business"
    - ◆ Ron Scussel, seconded by Charles Bardes moved a Motion to adopt of the Agenda as revised to April 3, 2013. Motion carried unanimously.
  - 2.2 Communications received NOT related to Agenda items
    - ◆ None
  - 2.3 Approval of Minutes
    - ◆ Adoption of the March 21, 2013 minutes moved to the April 18, 2013 Regular Meeting.
3. Other Business
  - 3.1 Application (PZ-2013-04) of Economy Oil Change of Vernon, LLC for a Modification of an approved Site Plan of Development for a building addition at #315 Hartford Turnpike (Assessor's ID: Map # 01, Block #10, Lot/Parcel #10)
    - ◆ Leonard Tundermann, Town Planner reviewed the previous presentation of the applicant at the March 21, 2013 meeting.
      - Design Review Commission (DRC) has reviewed the proposed plan and returned a unanimous approval.
      - Reviewed staff comments supplied with packet of the Building Official, Harry Boyko; North Central District Health Department (NCDHD), Craig Perry, Inland Wetlands Agent, Traffic Authority.
      - Proposed addition meets all of the Zoning Regulations.
    - ◆ Harry Thomas, seconded by Charles Bardes moved a motion to approve the application with the stipulation:

- If floor drains are installed oil separator is required.
- ◆ Motion carried. Ron Scussel abstained.

3.2 Revision of Commission Bylaws

- ◆ Charles Bardes reviewed referral to amend meeting frequency of the POCD committee to become semi-annually instead of quarterly.
- ◆ Chester Morgan, seconded by William Roch moved a Motion to accept the recommendation of the By-Law committee as supplied. (Attachment)
- ◆ Motion carried unanimously.

3.3 Receipt of Application(s)

- ◆ None

3.4 Additional business to be considered should be introduced under PZC meeting agenda item "#2.1 Amendment / Adoption of Agenda" at the beginning of the meeting.

4. Adjournment

- ◆ Chester Morgan, seconded by Charles Bardes moved a Motion to Adjourn. Motion carried unanimously.
- ◆ Meeting Adjourned at 7:13 P.M.

James Krupienski  
Recording Secretary

Attachment

MEMO TO: THE VERNON PLANNING AND ZONING COMMISSION

FROM: COMMISSIONER CHARLES R. BARDES, BYLAWS COMMITTEE CHAIR

SUBJECT: PROPOSED AMENDMENT OF PZC BYLAWS' ARTICLE XVIII

At the Vernon Planning and Zoning Commission's (PZC) meeting on March 21, 2013, the PZC referred Item 4.1.3 of the March 20th issued Meeting Agenda to the Bylaws Committee (BC) for its review and recommendations.

This item proposes amendments to ARTICLE XVIII Section 1. of the PZC's current Bylaws (adopted March 17, 2011) that would (1) change the required meeting frequency of the PZC's Plan of Conservation and Development Committee (POCDC) from quarterly to semi-annually and (2) eliminate the need for the POCDC to report its findings and recommendations to the full Commission at least annually.

## BACKGROUND

Under ARTICLE XVIII - COMMITTEES of the current Bylaws, the PZC established two standing committees:

(1) The POCDC, which is to meet with the Town Planner quarterly to ensure Vernon's latest Plan Of Conservation And Development is being implemented and that the Plan adequately takes into account any land use changes occurring in the town. Further, the POCDC is to report its findings and recommendations at least annually to the full Commission; and,

(2) The Bylaws Committee (BC), which is to review the PZC Bylaws at least annually recommending any changes it deems appropriate to the full Commission. The BC is also tasked with reviewing written proposals for any changes to the Bylaws submitted by Regular members of the PZC, again rendering its conclusions and recommendations regarding such proposals to the full Commission.

## BYLAW COMMITTEE FINDINGS AND RECOMMENDATIONS

(1) Based upon the pace at which changes in Vernon's land use patterns are evolving, it is the BC's belief that changing the COPDC's meeting frequency from quarterly to semiannually will not be detrimental to the committee's function and, so, recommends adoption of this proposed change.

(2) However, the BC believes the Bylaws' current requirement that the POCDC make a report of its findings and recommendations to the full Commission at least annually remains valid and the BC recommends that the proposal to eliminate this requirement not be adopted.