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TOWN OF VERNON
Planning & Zoning Commission (PZC)
Meeting Notice

For
Thursday, September 17, 2009, 7:30 PM
at
Council Chambers, Third Floor
Memorial Building, Vernon Town Hall
14 Park Place
Rockville/Vernon, CT

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AGENDA

(Draft: September 11, 2009)

1. Call to Order & Roll Call
2. Administrative Actions/ Requests
 - 2.1 Communications received NOT related to Agenda items
 - 2.2 Amendment / Adoption of Agenda - Additional business to be considered under agenda item #6 "Other Business"
 - 2.3 Acceptance of Minutes
3. Public Hearings
 - 3.1 Continued Hearing for Application [PZ-2009-15] of Talcottville Associates, LLC for Modification of an approved Site Plan of Development at #561 Talcottville Road (Assessor's ID: Map #08, Block #0002, Lot/Parcel # 0016E).
 - 3.2 Application [PZ-2009-11] of Lee & Lamont Realty for (1) change of zone from Historic District Neighborhood R-10 to Comprehensive Multi-Family Dwelling at #41 Pleasant Street (Assessor's ID: Map #41, Block #0115, Lot/Parcel #00028) and (2) approval of a preliminary site plan of development for 35 dwelling units at #41 Pleasant Street and #25 Snipsic Street (Assessor's ID Map #41, Block #0115, Lots/Parcels #00028 & 00007, respectively). **APPLICATION WITHDRAWN**

4. Old Business
 - 4.1 Application [PZ-2009-13] of the Vernon Planning and Zoning Commission for amendments to section 9 – Landscape Buffers, and section 14 – Site Plans, to incorporate language to protect mature trees on development sites and to specify additional requirements for submission of site plans for Commission approval.
 - 4.2 Plan of Conservation and Development
 - 4.3 Other zoning regulation changes for consideration:
 - a. Low Impact Development (LID)
 - b. Garden zone;
 - c. Requiring sewers for development within aquifer protection zones;
5. New Business.
 - 5.1 Receipt of Applications:
 - 5.1.1 Application [PZ-2009-20] of Nijish LLC for Modification of a Site Plan of Development to replace underground storage tanks in conjunction with previously approved convenience store (PZ-2006-37) at 229 Talcottville Road (Assessor's ID: Map #03, Block #0004, Lot/Parcel #0010A)
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.

Lester Finkle, Chairperson