

TOWN OF VERNON
Planning & Zoning Commission (PZC)
DRAFT Minutes - Meeting Notice
Thursday, October 1, 2009, 7:30 PM
Council Chambers, Third Floor
Memorial Building, Vernon Town Hall
14 Park Place
Rockville/Vernon, CT

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1. Call to Order & Roll Call

- **Meeting called to order at 7:33 P.M.**
- **Regular Members Present:** Lester Finkle, Chester Morgan, Keith Lauzon, Francis Kaplan, Watson Bellows and Walter Mealy.
- **Alternate Members Present:** Charles R. Bardes. Charles R. Bardes to sit for Sarah Iacobello.
- **Staff Present:** Leonard Tundermann, Town Planner
- **Recording Secretary:** James Krupienski.

2. Administrative Actions/ Requests

2.1 Communications received NOT related to Agenda items

- **CFPZA Quarterly Newsletter**
- **Lester Finkle read the Letter of Appointment for Victor Riscassi as an Alternate member into the Record.**

2.2 Amendment / Adoption of Agenda - Additional business to be considered under agenda item #5 "Other Business"

- **Chester Morgan, Seconded by Francis Kaplan Moved a Motion to Adopt the Agenda. Motion carried unanimously.**

2.3 Acceptance of Minutes

- **None**

3. Old Business

3.1 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).

- **Leonard Tundermann, Town Planner reviewed the Draft Motion for the commission.**
 - **Suggested Performance Bond of \$2,700**
 - **No Erosion and Sediment Control Bond needed.**
 - **Chester Morgan, seconded by Watson Bellows Moved a Motion to Approve the Application. Motion carried unanimously.**

3.2 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).

- **Mark Smith, CE, TO Designs:**

- **Property owner has requested to replace existing underground storage tanks on site.**
 - **Proposing double wall fiberglass tanks for replacement.**
 - **1- 15,000 gallon and 1 – 10,000 gallon**
 - **Existing 24, 000 gallon storage would remain with maximum fill level of 22,800 gallons.**
- **Watson Bellows questioned if bonding would be required for protection of the Aquifer.**
- **Leonard Tundermann, Town Planner indicated no additional Bonds have been determined unless the commission requires it.**
- **Stanley Cohen questioned if the existing feeder lines would also be replaced.**
- **Mark Smith, TO Designs indicated that piping and pumps were approved to be replaced during original application phase.**
- **Public Meeting closed at 7:52 P.M.**
- **Watson Bellows, seconded by Francis Kaplan moved a Motion to Approve the Modification of Site Plan for replacement of Underground Storage tanks. Motion carried unanimously.**

3.3 Plan of Conservation and Development

- **Watson Bellows reviewed discussions held with Planimetrics. (Appendix A)**
- **Unanimous consent of the commission to hold a Special Meeting on October 22, 2009 @ 7:00 P.M.**
- **Commission chose to use Orientation Tour 3(b)(iii)(2)**
- **Watson Bellows suggested submission of emails for specific areas of interest to focus on.**
- **Discussion took pace regarding Bi-Lingual notification of meetings.**

3.4 Other zoning regulation changes for consideration:

- a. Low Impact Development (LID)
- b. Garden zone;
- c. Requiring sewers for development within aquifer protection zones;
 - **Continue on Agenda**

4. New Business.

4.1 Receipt of Applications:

Application [PZ-2009-18] of Moore's Automotive LLC for (1) approval of a site plan of development for a 1,040 sq. ft. addition for repair and sales of motor vehicles and (2) special permits for use within an aquifer protection zone and for lot coverage of 60% or more at #1246 Hartford Turnpike (Assessor's ID Map #68, Block #040A, Lot/Parcel #01246

- **Leonard Tundermann, Town Planner suggested Public Hearing for Special Permits for November meeting.**
- **Walter Mealy indicated no parking layout was shown in the proposed plans.**
- **Watson Bellows indicated that he would be recusing himself from the application.**
- **Walter Mealy, seconded by Francis Kaplan made a Motion to Accept and Schedule a Public Hearing for November 5, 2009. Motion carried unanimously.**

5. Other Business

5.1 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.

- **Chester Morgan questioned Special Permit use for CT Twisters.**
- **Town Attorney Harold Cummings reviewed Special Permit applicability for new tenant.**
 - **Special Permit was approved for Recreation Facility as a permitted use after all required documentation has been recorded properly then request assignment of Special Permit to new tenant.**
 - **Could require applicant to file new application to present new use.**

6. Adjournment.

- **Chester Morgan, seconded by Walter Mealy moved a Motion to Adjourn. Motion carried unanimously.**
- **Meeting Adjourned at 8:42 P.M.**

James Krupienski
Recording Secretary