

**TOWN OF VERNON**  
**Planning & Zoning Commission (PZC)**  
**DRAFT Minutes - Meeting Notice**  
**Thursday, October 15, 2009, 7:30 PM**  
**Council Chambers, Third Floor**  
**Memorial Building, Vernon Town Hall**  
**14 Park Place**  
**Rockville/Vernon, CT**

RECEIVED  
VERNON TOWN CLERK  
09 OCT 20 AM 8:57

1. Call to Order & Roll Call

- **Meeting was Called to Order at 7:32 P.M.**
- **Regular Members Present:** Lester Finkle, Chester Morgan, Watson Bellows, Francis Kaplan and Walter Mealy.
- **Alternate Members Present:** Charles Bardes, Stanley Cohen and Victor Riscassi. Stanley Cohen to sit for Sarah Iacobello. Charles Bardes to sit for Keith Lauzon.
- **Entered During the Meeting: Sarah Iacobello (7:37 P.M.)**
- **Staff Present: Leonard Tundermann, Town Planner, Marina Rodriguez, Asst. Town Planner/EDC**
- **Recording Secretary:** James Krupienski

2. Administrative Actions/ Requests

2.1 Communications received NOT related to Agenda items

- **CLEARscapes Newsletter from the Center for Land Use Education and Research at the University of Connecticut – Fall 2009.**
- **Lester Finkle read letter of thanks for work completed on the Plan of Conservation and Development by Staff and commission members.**

2.2 Amendment / Adoption of Agenda - Additional business to be considered under agenda item #6 "Other Business"

- **Lester Finkle requested to move Item #5.1 prior to Item #3.1.**
- **Chester Morgan, seconded by Walter Mealy moved a Motion to Adopt the Agenda as Amended. Motion carried unanimously.**
- **Sarah Iacobello entered the meeting at 7:37 P.M.**

2.3 Acceptance of Minutes

- **Acceptance of Minutes for September 3, 2009, September 17, 2009 and October 1, 2009 moved to the November 5, 2009 for action.**

5.1 Explanation by The Park at Hockanum Crossing regarding proposed use under PZ-2009-16

- **Leonard Tundermann, Town Planner reviewed application history.**
  - **Special Permit was recorded on the Land records on October 15, 2009 in the Vernon Town Clerk's Office;**
  - **Proposed space being used has been reduced from 6,000 sq/ft to 2,000 sq/ft;**
- **Attorney Antoinette Webster representing the Park @ Hockanum Crossing LLC owner. Read supplied narrative into the record. (Appendix A)**
  - **Proposed use would only be for current residents of The Mansions not by the public as previously approved.**

- **Watson Bellows questioned the possibility of limiting the area of use.**
- **Leonard Tundermann, Town Planner indicated that the Special Permit was for the property not the area to be used.**
- **Sarah Iacobello questioned if a new use was proposed for remaining area would the applicant be required to present to the commission. Attorney Webster indicated that any proposed change would require approval of the commission.**
- **Watson Bellows, seconded by Chester Morgan moved a Motion to Accept the Change in User, Hockanum Crossing. Motion carried unanimously.**

### 3. Public Hearings

#### 3.1 Application [PZ-2009-17] of Brian M. Carty for amendment of the Vernon Zoning Regulations to add tattoo studio as a special permit use in the Historic District – Downtown Business & Residential zone (DBR) under section 4.23.5.16.

- **Leonard Tundermann, Town Planner read the Legal Notice into the Record.**
- **Brian M. Carty, 113 ½ Brooklyn Street, Vernon – applicant.**
  - **Requested change to add “tattoo studio” to the Downtown Business & Residential Zone (DBR).**
- **Commission held discussion regarding specifics of the type of business.**
- **Leonard Tundermann, Town Planner indicated that the present application was only to amend the regulations. Special Permit application is currently unable to be issued until amendment change.**
- **Sarah Iacobello questioned the ability for Special Permit to apply for a residential dwelling.**
- **Leonard Tundermann, Town Planner indicated that it could be possible based on Special Permit requirements, but commission would have the determination if it was applicable.**
- **Brian M. Carty indicated that due to State regulations it would not be allowed due to health issues.**
- **Public Comment**
- **Marina Rodriguez, Asst. Town Planner/EDC**
- **Leonard Tundermann, Town Planner indicated Section 17.3 empowers the commission to apply conditions for safety.**
- **Public testimony was closed at 8:39 P.M.**
- **Sarah Iacobello stated issue with having a personal service business in residential areas.**
- **Leonard Tundermann, Town Planner indicated the commission would need to be responsible when issuing a Special Permit to protect public safety.**
- **Public Hearing was closed at 8:47 P.M.**
- **Watson Bellows, seconded by Francis Kaplan moved a Motion to Approve the Application. Motion carried unanimously.**

### 4. Old Business

#### 4.1 Plan of Conservation and Development

- **Watson Bellows reviewed current processes in place as the Plan of Conservation and Development moves forward. (Appendix B)**
- **Lester Finkle requested a copy of the executed contract with Planimetrics be supplied to the commission in its next packet.**

4.2 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**

5. New Business.

5.1 Explanation by The Park at Hockanum Crossing regarding proposed use under PZ-2009-16

- **Moved prior to Item #3.1 in Amended Agenda.**

5.2 Receipt of Applications

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.

- **Chester Morgan, seconded by Francis Kaplan moved a Motion to Adjourn. Motion carried unanimously.**
- **Meeting adjourned at 9:14 P.M.**

James Krupienski  
Recording Secretary

Appendix A

**NARRATIVE REGARDING SPECIAL PERMIT USE**  
**PROPERTY ADDRESS: 5 GERBER BOULEVARD**  
**PROPERTY OWNER: THE PARK AT HOCKANUM CROSSING, LLC**

On September 3, 2009, the Planning and Zoning Commission approved an application for a Special Permit for Recreational/Fitness activities to be located at 5 Gerber Boulevard. The applicant, CT Twisters along with the consent of the property owner, the Park at Hockanum Crossing, LLC ("The Park") filed the application seeking approval for a six (6,000) thousand square foot recreational facility to be located within the existing building at 5 Gerber Boulevard.

Unfortunately, for business reasons, CT Twisters will not be locating its business to the 5 Gerber Boulevard location. The Park, as the owner of the 5 Gerber Boulevard property, hereby submits to the Commission that it intends to place a recreational facility at the same location. The Park proposes to utilize the approved Special Permit for a two (2,000) thousand square foot recreational facility at 5 Gerber Boulevard, rather than the six (6,000) thousand square foot recreational facility originally approved by the Planning and Zoning Commission.

The 5 Gerber Boulevard recreational/fitness facility will be replacing The Mansions at Hockanum Crossing's, the neighboring apartment complex, current recreational facility. The Mansions' tenants use the current recreational facility minimally, with use at any given time estimated at a maximum of ten (10) tenants. By way of reference, the nine (9) parking spaces located in front of The Mansions' current facility have proven to be more than sufficient to support the use. Historically, many tenants walk to use the recreational facilities. It is anticipated that similar activity will take place at the 5 Gerber Boulevard location and, as such, the existing parking spaces at 5 Gerber Boulevard will be more than sufficient to support the tenants' recreational/fitness use.

The Park hereby submits that its proposed recreational use for the 5 Gerber Boulevard property is consistent with and substantially similar to the use contemplated under the Special Permit approved by the Planning and Zoning Commission on September 3, 2009.

Appendix B

Town of Vernon Plan of Conservation & Development Status

October 15, 2009

1. Key decisions and dates

- a. Select a date in October, 2009 for a full PZC meeting with Planimetrics
  - i. **October 22<sup>nd</sup> this date was agreed to by Planimetrics and is confirmed**
    1. The meeting will include an introduction to Planimetrics personnel conducting the POCD project, review the project scope and discuss land use issues from the PZC perspective.
    2. It is a Special Meeting (public is invited but cannot speak).  
Duration is 2.5hrs.
  - ii. **At the October 15<sup>th</sup> PZC meeting information on the POCD project will be distributed for PZC members review prior to the October 22<sup>nd</sup> special meeting.**
- b. Orientation tour of Vernon

Purpose: orient Planimetrics personnel with the layout of the town.  
**The Orientation Tour will be held on Tuesday, October 20<sup>th</sup> @10am. The tour starts from the town hall.**
- c. Public Scoping Meeting

Purpose: gain citizen input on land issues affecting the TOV. It will consist of interactive exercises and open discussion.  
**This meeting has been scheduled for November 12<sup>th</sup> @ 7PM in the Senior Center auditorium. We could not get the council chambers. Planimetrics has agreed to the date and venue.**
- d. Meeting with the Town Planner

Purpose: review the existing Town of Vernon (TOV) POCD and what has been accomplished/ changed since it was completed in 2001.  
**Len Tundermann met with Planimetrics on October 15<sup>th</sup> @3PM.**
- e. Questionnaires

Purpose: gain input from individuals on TOV boards, commissions and department heads

  - i. Completed questionnaire returned by November 13<sup>th</sup>
  - ii. PZ Commissioners are requested to complete their questionnaire and send it to Planimetrics
  - iii. Other TOV Commissions-PZC POCD committee members are attending each land use commission meeting to discuss the POCD update and distribute the survey questionnaires. Below is the schedule.

Appendix B (cont)

1. **Open Space Task Force-completed**
2. **Conservation Commission-10/19**
3. **Economic development-10/21**
4. **Inlands Wetlands-10/27**
5. **Design Review-11/2**
6. **Traffic Authority-?**

**2. Open items**

- a. **Placing the POCD project documentation on the town website**
- b. **Advertising the November 12<sup>th</sup> meeting-aWIP**
- c. **Freedom of Information Act exposure**
- d. **Non-English speaking**



# VERNON

Plan of Conservation and Development

## BOARD / COMMISSION QUESTIONNAIRE

Name (optional): \_\_\_\_\_

Board /

Commission: \_\_\_\_\_

The Planning and Zoning Commission is updating the 2001 Plan of Conservation and Development. The updated Plan will look 10 to 20 years into the future and will recommend policies and actions to enhance the Town and improve the quality of life for residents. You are being asked for your insight on issues that will face Vernon during this period. We hope that you will give us your input! This is one of many opportunities for your input into the Plan preparation process.

Your responses to the following questions (and any other input you wish to provide) should be sent directly to our consultants (see reverse for contact information). **Your responses will be kept confidential.**

### OVERALL ISSUES

1. What do you particularly like about Vernon and how it has developed?

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.....  
\_\_\_\_\_

2. Is there anything about how Vernon has developed that you do not care for?

.....  
.....  
\_\_\_\_\_

3. What do you see as the greatest challenges or needs facing Vernon in the next 10 to 20 years?

.....  
\_\_\_\_\_

4. What do you see as the major issue facing your board / commission over the next 5 to 10 years?

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(continued on next page)

Appendix B (cont)

5. What types of things should Vernon encourage in the future?

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6. What types of things should Vernon discourage in the future?

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7. As you think about all Town functions, what do you feel should be the major community focus during the next 10 years?

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**OTHER COMMENTS**

8. Are there other topics that you feel should be considered in the Plan?

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**If there are studies or reports you are aware of that contain important information (facility studies, enrollment projections, etc.), please list:**

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**Please return your comments by Friday, November 13 to:**

**Heidi Samokar, AICP  
Planimetrics  
31 Ensign Drive  
Avon, CT 06001**

**Fax: (860) 674-2693**

**E-mail: [h.samokar@planimetrics.net](mailto:h.samokar@planimetrics.net)**