

TOWN OF VERNON
Planning & Zoning Commission (PZC)
DRAFT Minutes - Meeting Notice
Thursday, September 17, 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, Sarah Iacobello and Walter Mealy.
 - **Alternate Members Present:** Charles R. Bardes. Charles R. Bardes to sit for Keith Lauzon.
 - **Staff Present:** Leonard Tundermann, Town Planner, Terry McCarthy, Town Engineer
 - **Recording Secretary:** James Krupienski.
2. Administrative Actions/ Requests
 - 2.1 Communications received NOT related to Agenda items
 - **Letter from Antoinette Webster regarding Special Permit for 5 Gerber Boulevard CT Twister Application.**
 - **Memorandum of Decision Frederick Goff, Et Al v. Town of Vernon dated September 14, 2009.**
 - **Newsletter from University of Connecticut School of Engineering, Summer 2009.**
 - 2.2 Amendment / Adoption of Agenda - Additional business to be considered under agenda item #6 "Other Business"
 - **Add Item 6.1.1 – Discussion of Special Permit, Park at Hockanum Crossing.**
 - **Chester Morgan, seconded by Francis Kaplan moved a Motion to Adopt the Agenda as Amended. Motion carried unanimously.**
 - 2.3 Acceptance of Minutes
 - **Francis Kaplan, seconded by Keith Lauzon moved a Motion to Approve the Minutes of August 20, 2009. Motion carried unanimously.**
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).
 - **Mark Peterson, PE, Gardner & Peterson Associates, Tolland, CT:**
 - **Traffic Authority requested a modification of the stop bar and sign at exit to Route 83 (Talcottville Road). Correspondence received by email dated September 11, 2009 from James Kenny, Police Chief.**
 - **Public Hearing was closed at 7:45 P.M.**
 - **Commission requested Draft Motion to be presented at October 1, 2009 meeting.**

- **Francis Kaplan, seconded by Walter Mealy moved a Motion to Continue the Application to the October 1, 2009 meeting. Motion carried unanimously.**

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)

- **Lester Finkle read a letter of Withdrawal from the Applicant into the record. (Appendix A)**

4. Old Business

4.1 Continued Hearing for 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.

- **Leonard Tundermann, Town Planner reviewed the Draft Motion for the Commission.**
- **Watson Bellows suggested the following changes:**
 - **14.1.2.2 – proposed language “..and as time to time revised.” Suggested “..as may be amended from time to time.”**
 - **14.1.6.15 – Location of Dumpsters and Screening**
- **Leonard Tundermann, Town Planner suggested the following change:**
 - **9.2.5 – to remove “sole” to now read “...responsibility of the owner or occupant of the property.”**
- **Charles Bardes questioned if issues are better addressed with the owner.**
- **Leonard Tundermann, Town Planner felt it was more expedient to work with the current tenant.**
- **Chester Morgan, seconded by Francis Kaplan moved a Motion to Approve the Application. Motion carried unanimously.**

4.2 Plan of Conservation and Development

- **Watson Bellows reviewed current status:**
 - **Scope of Work meeting was held;**
 - **Two (2) weeks remaining to sign the Contract;**
- **Chester Morgan read an email from State Representative Claire Janowski regarding Public Act 09-230 relative to the delay of the State 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;

- **Continue on Agenda.**

5. New Business.

5.1 Receipt of Applications:

5.1.1 Application [PZ-2009-20] of Nijish, LLC for a Modification of an approved Site Plan of Development to replace underground storage tanks in conjunction with previously approved convenience store (PZ2006-37) at 229 Talcottville Road (Assessor's ID: Map #03, Block #0004, Lot/Parcel #0010A).

- **Application was approved on April 5, 2007 for conversion to a convenience store with stipulations.**
- **3 – 8,000 gallon underground single wall storage tank currently on site;**
- **Suggesting replacement with 1-15,000 gallon and 1 10,000 gallon tank both double wall.**
- **Mark Smith, CE, TO Design present for questions.**
 - **Original plans only called for replacement of piping from tanks to the pumps.**
- **Francis Kaplan suggested placement of a limiter on the tanks to prevent spillover.**
- **Walter Mealy, seconded by Watson Bellows moved a Motion to Receive the Application and Schedule a Public Hearing for October 1, 2009. Motion carried unanimously.**

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.

6.1.1 Attorney Antoinette Webster, Kahan, Kerensky and Capossela to request modification of Special Permit for 5 Gerber Boulevard.

- **Requesting modification of approved Special Permit for a recreational facility.**
- **Watson Bellows was opposed to tenant change after approval.**
- **Walter Mealy was opposed to changes and suggested proposal should come as a new application for approval on its own merits.**
- **Item should be added as Discussion Item on October 1, 2009 Agenda.**

7. Adjournment.

- **Chester Morgan, seconded by Francis Kaplan moved a Motion to Adjourn. Motion carried unanimously.**
- **Meeting Adjourned at 8:35 P.M.**

James Krupienski
Recording Secretary