

**TOWN OF VERNON
Planning & Zoning Commission (PZC)
Draft Minutes - Meeting Notice
Thursday, April 2, 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 7:42 P.M.**
- **Regular Members Present:** Lester Finkle, Walter Mealy, Chester Morgan, Watson Bellows and Sarah Iacobello.
- **Alternate Members Present:** Francis Kaplan and Keith Lauzon. Francis Kaplan to sit for Ralph Zahner. Keith Lauzon to sit for vacant member.
- **Staff Present:** Leonard Tundermann, Town Planner, Terry McCarthy, Town Engineer
- **Town Attorney:** Harold Cummings
- **Recording Secretary:** James Krupinski.

2. Administrative Actions/ Requests

2.1 Communications received NOT related to Agenda items

- **None**

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

- **No changes**
- **Chester Morgan, seconded by Francis Kaplan made a Motion to Adopt the Agenda. Motion carried unanimously.**

2.3 Acceptance of Minutes

- **Walter Mealy, seconded by Francis Kaplan made a Motion to approve the minutes of the February 19, 2009. Motion carried unanimously.**
- **Chester Morgan, seconded by Walter Mealy made a Motion to approve the minutes of the March 5, 2009. Motion carried unanimously.**
- **Walter Mealy, seconded by Francis Kaplan made a Motion to approve the minutes of the March 19, 2009. Motion carried unanimously.**

3. Old Business

3.1 Application [PZ-2009-03] of Lots & More Vernon, LLC for a Site Plan of Development for an Outdoor Lawn & Garden Merchandise Display at #48 Windsor Ave. (Assessor's ID: Map #22, Block #30, Lot/Parcel #42)

- **Leonard Tundermann, Town Planner indicated that April 2, 2009 was the last regular meeting for statutory approval. The applicant supplied a Consent for Extension (§8-7d) until May 7, 2009.**

- **Chester Morgan, seconded by Sarah Iacobello made a Motion to Continue the Application to the April 16, 2009 meeting. Motion carried unanimously.**

3.2 Application [PZ-2009-04] of Rockville Public Library for a Site Plan of Development for an addition to the Rockville Public Library at #52 Union Street (Assessor's ID: Map #23, Block #106, Lot/Parcel #17)

- **Leonard Tundermann, Town Planner indicated the applicant was still reviewing parking and requested deliberation be continued to the April 16, 2009 meeting.**
- **Town Attorney Harold Cummings indicated that commission has 65 days to make a decision after the closing of the Public Hearing.**
- **Walter Mealy, seconded by Francis Kaplan made a Motion to Continue the Application to the April 16, 2009 meeting. Motion carried unanimously.**

3.3 Plan of Conservation and Development (POCD)

- **Process for consultant selection**
 - **6 responses to the RFQ for POCD update;**
 - **AECOM, Southport, CT**
 - **AKRF, Inc, Willimantic, CT**
 - **Harrall-Michelowski Associates, Branford, CT**
 - **Planometrics, Avon, CT**
 - **TPA Design Group, New Haven, CT**
 - **Turner Miller Group, Suffern, NY**
 - **Watson Bellows reviewed process for review and presentation to the PZC for review and decision.**
 - **Sarah Iacobello questioned if the final decision would be by the Planning Commission of the Town Council.**
 - **Watson Bellows indicated that full communication during the review process should follow the decision of the commission.**
 - **Walter Mealy questioned the ability of Ralph Zahner to sit on the sub-committee for review of the RFQ's.**
 - **Harold Cummings, Town Attorney felt Ralph Zahner could remain on the sub-committee until final ordinance approval.**
 - **Item should remain on the agenda for future discussion.**

3.4 Other zoning regulation changes for consideration:

- a. **Low Impact Development (LID)**
- b. **Garden zone;**
- c. **Protection of mature trees (in section 9, Landscape Buffer Strips, and section 14, Site Plans), proposed by the Conservation Commission;**
- d. **Requiring sewers for development within aquifer protection zones;**
 - **Continue on Agenda for future discussion.**

4. New Business.

4.1 Receipt of Applications

4.1.1 Application [PZ-2009-06] of Terry & Cindy Virkler for a Special Permit/Site Plan of Development to create a rear lot at #362 Lake Street (Assessor's ID: Map #2, Block #4, Lot/Parcel #80)

- **Leonard Tundermann, Town Planner indicated the application could be scheduled for the next meeting (April 16, 2009).**
- **Chester Morgan, seconded by Francis Kaplan made a Motion to Receive and Schedule a Public Hearing for May 7, 2009. Motion carried unanimously.**

4.1.2 Application [PZ-2009-07] of Vernon Historical Society, Inc. for Modification of a Site Plan of Development to build access alterations and an addition to its museum and headquarters at #734 Hartford Turnpike (Assessor's ID: Map #27, Block #0066, Lot/Parcel #00024)

- **Leonard Tundermann, Town Planner indicated that the application was for a modification to allow for a 16' x20' addition to install and elevator, storage space and lobby area. No Public Hearing is required**
- **Walter Mealy, seconded by Francis Kaplan made a Motion to receive and schedule a Public Meeting on April 16, 2009. Motion carried unanimously.**

5. Other Business

5.1 Review and endorsement of draft Stakeholders Agreement for the Tankerhoosen River Watershed Management Plan

- **Leonard Tundermann, Town Planner indicated an email had been sent to all commission members.**
- **Looking for support of the 4 Towns that comprise the Tankerhoosen Watershed (Manchester, Bolton, Tolland and Vernon).**
- **Walter Mealy, seconded by Francis Kaplan made a Motion to endorse the Stakeholders Agreement for the Tankerhoosen River Watershed Management Plan. Motion carried unanimously.**

5.2 CGS 8-24 referral of proposed acceptance of land donation of 60 Lake Street, Assessor's ID Map #13, Block #0153, Parcel/lot #0016A

- **Harold Cummings, Town Attorney reviewed history of proposed donation.**
 - **Referred by Town Council meeting at February meeting.**
- **Francis Kaplan questioned the ability to build a structure or sub-divide the land.**
- **Leonard Tundermann, Town Planner indicated the lot is buildable. Currently more park-like in appearance.**
- **Discussion took place regarding cost of acquisition.**
- **Francis Kaplan, seconded by Chester Morgan made a Motion for positive referral to the Town Council.**
 - **Watson Bellows made a friendly amendment to require any use on the site be LID (Low Impact Development). Motioners accepted friendly amendment.**
- **Motion carried unanimously.**

5.3 Formation of committee and tentative schedule for review of the zoning regulations

- **Leonard Tundermann, Town Planner indicated that previous request to transfer funds had been denied by Administration.**

- **Watson Bellows indicated a strong need to utilize an outside consultant for review of Zoning Regulations.**
- **Discussion was held regarding funding of the review.**
- **Commission decided to attempt funding in the next budget cycle (FY 2009-2010).**

5.4 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. Adjournment.

- **Chester Morgan, seconded by Sarah Iacobello made a Motion to Adjourn. Motion carried unanimously.**
- **Meeting adjourned at 8:35 P.M.**

James Krupienski
Recording Secretary