

TOWN OF VERNON
Planning & Zoning Commission (PZC)
DRAFT Minutes - Special Meeting Notice
Thursday, October 22, 2009, 7:00 PM
Council Chambers, Third Floor
Memorial Building, Vernon Town Hall
14 Park Place
Rockville/Vernon, CT

RECEIVED
VERNON TOWN CLERK
10 FEB 25 PM 6:25

1. Call to Order & Roll Call

- Meeting was called to order at 7:01 P.M.
- **Regular Members Present:** Lester Finkle, Chester Morgan, Francis Kaplan and Watson Bellows. Sarah Iacobello entered at 7:08 P.M. Keith Lauzon entered at 7:27 P.M.
- **Alternate Members Present:** Charles R. Bardes, Victor Riscassi and Stanley Cohen. Charles R. Bardes to sit for Keith Lauzon. Victor Riscassi to sit for Sarah Iacobello. Stanley Cohen to sit for Walter Mealy.
- **Staff Present:** Leonard Tundermann, Town Planner
- **Recording Secretary:** James Krupienski.

2. Discussion with representatives of Planimetrics, the Town's consultant, about the scope and process for updating the plan of conservation and development for Vernon

- **Lester Finkle turned the meeting over to Watson Bellows POCD Update Sub-Committee Chairman.**
- **Watson Bellows introduced Heidi Samokar of Planimetrics for the Town's Plan of Conservation and Development.**
 - a. **Supplied Project Scope Binder insert that outlines the entire timeline of the update process.**
- **Sarah Iacobello entered the meeting at 7:08 P.M.**
- **Chester Morgan questioned how issues would be handled if the Final Plan is not in agreement with the Final Adopted State Plan. Heidi Samokar indicated the next Town update would need to be compliant. Town would need to be active after adoption to indicate to the State where they are not consistent with adopted Town plans.**
- **Watson Bellows questioned the inclusion of updated Demographics information. Heidi Samokar indicated that the American Community Survey would have a three (3) year average to use as general information.**
- **Heidi Samokar questioned the commission regarding Community Scoping Issues. (Appendix A)**
- **Community Character**
- **Sarah Iacobello – Nationally listed Talcottville District, Vernon Center area, Community Arts Center, Strong Farm, Land Preservation**
- **Watson Bellows – Limited farmland, Valley Falls Farm (Scenic area), Belding Preserve.**
- **Heidi Samokar indicated that tools for preserving Historic Resources area available for use.**

- Sarah Iacobello – possible risk of losing Historic Buildings in the Rockville residential area.
- Watson Bellows – issue with buildings out of size for the area surrounding them.
- Keith Lauzon entered the meeting at 7:27 P.M. Charles Bardes returned to Alternate Member.

- Natural Resources
- Sensitive Aquifer Zones with sensitive water bodies.
- Sewer installation in Bolton Lakes Area

- Open Space – Possible issues in protection of preservation. Is there enough? Should there be more?
- Lester Finkle indicated Open Space set-aside requirements were put in place in 2007.
- Watson Bellows felt the Open Space task Force may have numbers for the existing Open Space presently preserved or dedicated. Would like review of the Rockville area regarding Open Space.
- Sarah Iacobello felt the PZC needs to be proactive in acquiring sensitive Open Space prior to an application coming to the commission.
- Leonard Tundermann, Town Planner suggested possible bonding to acquire
- Watson Bellows:
 - a. Need to define Open Space versus Green Space;
 - b. Need to determine Protected versus Dedicated;
 - c. Managed (Fish & Game Club);
 - d. Perceived – open lots not currently developed;
 - e. Managed – Maintained by Trusts or volunteers.

- Development
- Community Structure – Specific known areas when named.

- Chester Morgan spoke about the merging of Vernon and Rockville in 1965.
- Watson Bellows would like to see the implied division of areas overcome.
- Stanley Cohen suggested integration would be beneficial without losing the historical significance.

- Residential Development
- Watson Bellows spoke to the large amount of transient housing. Questioned the need for more rental housing.
- Leonard Tundermann, Town Planner felt the absentee landlords are a significant factor in the Rockville area. Division of the Town by Interstate 84.

- Recess from 8:13 P.M. to 8:28 P.M.
- Meeting reconvened at 8:25 P.M.

- Business Development – Location, types and needs for specific business types.
- Francis Kaplan – lacking in jobs, revenue and limited industrial businesses.
- Chester Morgan feels there is limited area to expand.

- Sarah Iacobello – Large amounts of vacant commercial space. Negative impact on blight and limited tax revenue.
- Charles Bardes would like to see direction to replace vacant retail spaces.
- Watson Bellows suggested adding businesses that attract from the highway. Need to upgrade infrastructure to attract businesses.
- Stanley Cohen questioned the tax base percentage by business type.

- Marina Rodriguez, Asst. Town Planner/EDC suggested identifying tax bases by area for review and planning.

- Community Services & Facilities/ Transportation /Utilities
- Chester Morgan was concerned with the limited amount of Public transportation.
- Stanley Cohen – Roadway maintenance needs better planning.
- Sarah Iacobello suggested more pedestrian friendly areas/sidewalk areas.
- Leonard Tundermann, Town Planner indicated Sewer service areas can help in driving development by working with the WPCA.
- Watson Bellows – Sidewalk Plan, Potential for hydroelectric production, extension of sewers into sensitive areas.

- TOP ISSUES OF CONCERN
- Victor Riscassi – Renovation to the Downtown Rockville area.
- Charles Bardes – Possible cost of funding proposed changes by the POCD plan.
- Stanley Cohen – Roadway reconstruction plan.
- Watson Bellows – Integration of the Town with the adopted Plan.
- Sarah Iacobello – Cohesive Town of “Vernon” without losing historic significance.
- Lester Finkle – Transportation infrastructure.
- Chester Morgan – Well laid out plan.
- Francis Kaplan – Residential development & Economic Development will assist in the implementation of the Plan.
- Keith Lauzon – Roadway and transportation infrastructure.
- Leonard Tundermann, Town Planner – Restoring pride and vitality to Rockville for the rest of the town to embrace.

- Scoping Public meeting scheduled for November 12, 2009 to assist in determining issues the public sees as important.

- Process can be followed by the implementation of a Face Book page – Vernon CT Town Plan.

3. Adjournment.

- Stanley Cohen, seconded by Sarah Iacobello moved a Motion to Adjourn. Motion carried unanimously.
- Meeting Adjourned at 9:10 P.M.

James Krupienski
Recording Secretary

Appendix A

**Vernon POCD – October 22, 2009 Meeting
Planning and Zoning Commission
ISSUES SCOPING**

Community Character

- Historic and cultural resources
- Scenic resources
- Farmland

Natural Resources

- Water (surface and groundwater)
- Soils, topography
- Vegetation
- Habitat
- Air

Open Space

- Priorities for additional open space
- Greenways, trails, bikeways
- Managing existing open space

Community Structure

- Rockville
- Talcottville
- Vernon Center

Residential Development

- Overall development pattern
- Densities
- Types and diversity of housing
- Housing needs

Business and Economic Development

- Overall development pattern
- Types and locations

Community Services and Facilities

- General government
- Public safety
- Public works
- Recreation facilities
- Education system
- Other facilities

Transportation

- Circulation, road standards, roadway management
- Public transportation
- Pedestrian and bicycle travel

Utilities

- Public water and sewer
- Storm water drainage
- Communications
- Other utilities

Appendix B

October 22, 2009

Vernon Plan of Conservation and Development
PROJECT SCOPE

PZC = Vernon Planning and Zoning Commission
 SC = Subcommittee of the PZC

Note: The scope identifies which of these two entities we propose to meet with at key milestones. The PZC will ultimately determine which entity to meet with.

Task 1. Introduction and Issues Scoping		
Initial Preparation	<ul style="list-style-type: none"> Participate in a community orientation tour Collect materials from Town Create project binders for Town, prepare Booklet 1, Planning Primer Review status of current Plan strategies with Town Planner Questionnaire for members of local commissions & Department Heads Collective input from local boards and commissions - provide additional materials for boards and commissions so they can begin to prepare their formal input (to be provided at a meeting under Task 3) Set up project web site on social-networking site and publicize the site 	
Introductory Meeting & Issues Scoping	<ul style="list-style-type: none"> Review project scope Discuss issues with PZC Discuss ideas for using the internet to enhance public input 	1 PZC meeting – October 22
Public Scoping Meeting	<ul style="list-style-type: none"> Interactive exercises and open forum discussion with residents regarding planning issues and concerns 	1 Public Workshop w/PZC – November 12
Prepare Booklet 2, Planning Issues	<ul style="list-style-type: none"> Summary of input from PZC, local boards/department heads and public [review booklet at SC meeting under Task 2] 	
Task 2. Conditions and Trends		
Conditions & Trends – Research & Preparation of Booklet 3	<ul style="list-style-type: none"> Demographic information / projections Housing Economy Fiscal conditions Land use and zoning 	
Mapping	<ul style="list-style-type: none"> Land use map and data Zoning map and data 	Maps and acreages prepared by Town with oversight by Planimetrics
Review Booklets 2 & 3 with Subcommittee	<ul style="list-style-type: none"> Discuss with SC 	1 SC meeting
Task 3. Assessment and Strategies Workshops		
Strategy Input Workshop	<ul style="list-style-type: none"> Public workshop with interactive exercises regarding strategies for Conservation, Development and Infrastructure Topics 	1 Public Workshop w/PZC
Strategy Input Meeting for Boards & Commissions	<ul style="list-style-type: none"> SC or PZC Meeting where local boards and commissions are invited to provide their board's / commission's input on needs and recommended strategies to consider in the POCD. 	1 Public Meeting w/PZC

Appendix B (cont)

October 22, 2009

Task 4. Research and Develop Strategies for Conservation, Development, and Infrastructure		
Conservation	<ul style="list-style-type: none"> • Research conservation issues and strategies • Prepare Booklet 4, Conservation • Meet with SC to review 	1 SC meeting
Development	<ul style="list-style-type: none"> • Research development issues and strategies • Prepare Booklet 5, Development • Meet with SC to review 	1 SC meeting
Infrastructure	<ul style="list-style-type: none"> • Research infrastructure issues and strategies • Interview departments & officials • Prepare Booklet 6, Conservation • Meet with SC to review 	1 SC meeting
Mapping	<ul style="list-style-type: none"> • Prepare maps for booklets 	Maps & acreage totals prepared by Town with oversight by Planimetrics.

Task 5. Community Telephone Survey		
Design and administer telephone survey	<ul style="list-style-type: none"> • Meet with SC to design the survey (Sub-consultant and Planimetrics) • Sub-consultant conducts survey and prepares report of results • Meet with PZC to review results (Sub-consultant and Planimetrics). 	1 SC Meeting and 1 PZC Meeting

Task 6. Draft POCD		
Planning program	<ul style="list-style-type: none"> • Create preliminary planning program (compilation of goals and strategies identified) • Review program with PZC 	1 meeting with PZC
First Draft of POCD	<ul style="list-style-type: none"> • Draft plan 	
Mapping for POCD	<ul style="list-style-type: none"> • Oversee edits to maps and creation of the Future Land Use Plan map 	Town with oversight / coordination with Planimetrics
Review Draft POCD	<ul style="list-style-type: none"> • Up to three meetings to review draft POCD 	3 meetings with SC
Revise POCD	<ul style="list-style-type: none"> • Make revisions based on review by SC 	

Task 7. Public Information Meeting		
Public Information Meeting	<ul style="list-style-type: none"> • Prepare materials for meeting • Conduct meeting 	1 Public Workshop w/PZC
Determine edits	<ul style="list-style-type: none"> • Review input received at public meeting with PZC to determine edits 	1 PZC Meeting
Revise draft POCD	<ul style="list-style-type: none"> • Make revisions, as needed 	Town

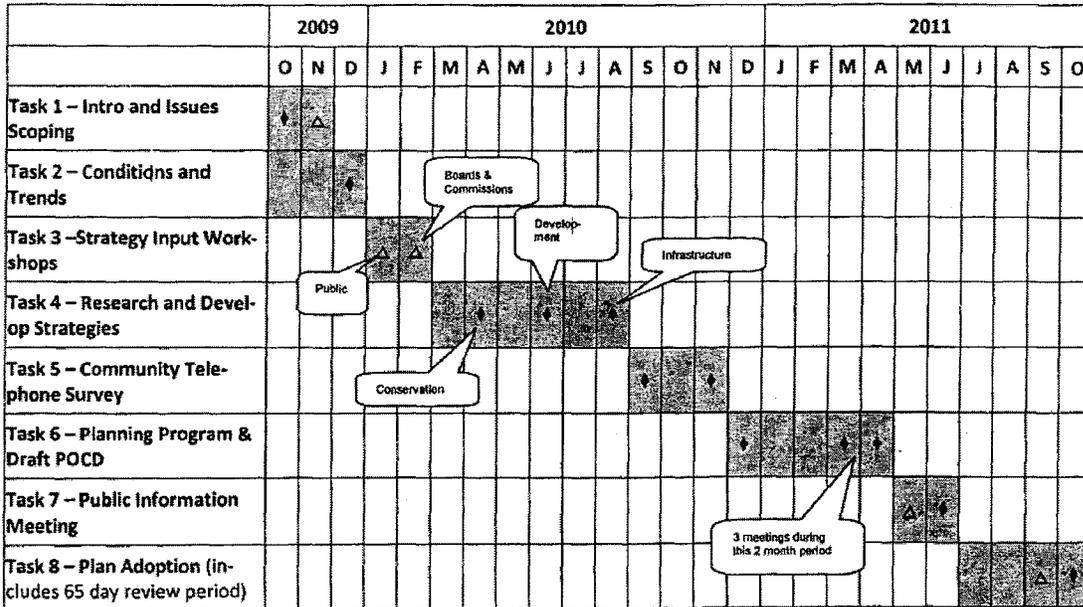
Task 8. Plan Adoption		
Statutory review period	<ul style="list-style-type: none"> • Town sends copy to CRCOG, Town Council, and others; posts on-line 	
Public Hearing	<ul style="list-style-type: none"> • Present Plan at public hearing 	1 Public Hearing w/PZC
Determine revisions	<ul style="list-style-type: none"> • Meet with PZC to discuss revisions 	1 PZC Meeting
Revise POCD	<ul style="list-style-type: none"> • Make revisions, as needed • Map revisions also 	Town
Final Plan	<ul style="list-style-type: none"> • Final edits and production of POCD 	

Appendix B (cont)

October 22, 2009

CONCEPTUAL SCHEDULE

This schedule is conceptual. The timing of specific tasks can be adjusted by the PZC during the project due to mapping, public participation needs, etc.



Consultant Work Time	■
Meeting with PZC or SC	♦
Public Meeting	Δ

