TOWN OF VERNON
Planning & Zoning Commission (PZC)
Draft Minutes - Meeting Notice
Thursday, March 19, 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 7:35 P.M.**
   - **Regular Members Present:** Lester Finkle, Walter Mealy, Sarah Iacobello.
   - **Alternate Members Present:** Francis Kaplan. Francis Kaplan to Sit for Watson Bellows.
   - **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
   - **None**

   2.2 Amendment / Adoption of Agenda - Additional business to be considered under agenda item #5 "Other Business"
   - **Francis Kaplan, seconded by Walter Mealy made a Motion to Adopt the Agenda. Motion carried unanimously.**

   2.3 Acceptance of Minutes
   - **Minutes of February 19, 2009 moved to the April 2, 2009 meeting for approval.**
   - **Minutes of, March 5, 2009 moved to the April 2, 2009 meeting for approval.**
3. Public Hearings:

   3.1 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 read the Legal Notice into the record.**
   - **Eric Peterson, Gardner & Peterson Associates reviewed the proposed design plans for the interior and exterior of the library. Jim Bell, Donna Edmond also present.**
     - **4,000 sq/ft expansion to the rear of the library;**
     - **Lot coverage proposed at 60% allowable in zone is 80%;**
     - **No disturbed area beyond the existing rear parking area;**
     - **Application requires Site Plan approval as well as Erosion and Sediment Control Plan approval;**
     - **Parking was based upon "Place of Public Assembly" in the Zoning Regulations to determine required parking;**
     - **Primary expansion reason is to allow handicap accessibility;**
     - **Shed on site would be removed to allow for an additional parking space;**
     - **Upper lot is currently leased to Rockville General Hospital until 2010;**
   - **Jim Bell, Moser Pilon Nelson Architects, Wethersfield, CT**

  - **Designed to meet fire safety standards;**
  - **Pitched style Aluminum roof with copper patina over new addition;**
  - **Matching brick color and window design & style as well as grid work on the outside of existing windows;**
  - **New rear entry with ramp and decorative columns;**
- **Sarah Iacobello was concerned with the loss of parking spaces on site and felt the on-street parking could be dangerous;**
- **Walter Mealy questioned existing parking on site against proposed parking after improvements;**
  - **Currently 44 in upper lot and 32 regular and 2 handicap spaces: Proposed improvements 44 upper would remain and 26 in rear parking area for a net loss of eight spaces not including on-street parking.**
- **Francis Kaplan questioned the comments regarding access to the site by emergency vehicles.**
- **Jim Bell indicated that no proposed work to the existing driveway is proposed. A small island would be removed to allow for turning around.**
- **Lester Finkle questioned the schedule for removal of trash from the site. Dumpster is emptied once per week.**
- **<u>Staff Review:</u>**
  - **Leonard Tundermann, Town Planner:**
    - **No wetlands issues;**
    - **Traffic Authority does not require review;**
    - **Design Review Commission made 2 Stipulations;**
    - **North Central District Health Department had no comments;**
    - **Use is permitted and complies with the Zoning Regulations;**
    - **Waste Management has been addressed;**
    - **Landscaping proposal for the site had not been addressed;**
    - **Parking – no specific requirement for Library use.**
- **Lester Finkle questioned the possibility of reserving some spaces from upper lot for the Library use.**
- **Terry McCarthy, Town Engineer:**
  - **Existing Storm Water Management Plan was adequate to prevent water from leaving site. Semi-Annual maintenance program with reports to the Engineering department.**
- **<u>Public Comment:</u>**
  - **None**
- **Public Testimony closed at 8:30 P.M.**
- **Lester Finkle questioned ability to reserve upper level parking for the Library use.**
- **Donna Edmond felt that the Library could try to negotiate use of the parking.**
- **Lester Finkle questioned the possibility of a stipulation that no net loss of parking would occur after improvements. Applicant was unable to give a solid answer without the Library Board review and discussion with the Hospital.**
- **Public Hearing was closed at 8:35 P.M.**
- **Francis Kaplan felt that additional parking was necessary for the increased use of the site.**
- **Commission requested a Draft Motion for review at the April 2, 2009 meeting.**
- **Walter Mealy, seconded by Francis Kaplan made a Motion to Continue to the April 2, 2009 meeting. Motion carried unanimously.**

4. Old Business

4.1 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)

- **Francis Kaplan, seconded by Sarah Iacobello made a Motion to continue the application to the April 2, 2009 meeting. Motion carried unanimously.**

4.2 Plan of Conservation and Development (POCD)

- **Request for Qualifications statements are due in the office by March 31, 2009.**
- **Walter Mealy suggested utilizing the sub-committee for review and presentation to the Commission.**

4.3 Other zoning regulation changes for consideration:

a. LID (Low Impact Development)
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;

- **No discussion held**

5. New Business.

5.1 Receipt of Applications

5.1.1 Application **[PZ-2009-05]** of To Design for a Special Permit/Site Plan of Development for Tri City Sunoco at #75 Talcottville Road (Assessor's ID: Map #2, Block #4, Lot/Parcel #80)

- **Francis Kaplan, seconded by Sarah Iacobello moved to Receive and Schedule a Public Hearing for April 16, 2009. Motion carried unanimously.**

6. Other Business

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

- **Item to continue on agenda for future discussion.**

6.2 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.

- **None**

7. Adjournment.

- **Sarah Iacobello, seconded by Francis Kaplan made a motion to adjourn. Motion carried unanimously.**
- **Meeting adjourned at 8:45 P.M.**

James Krupienski
Recording Secretary