

FINAL MINUTES
TOWN OF VERNON
Planning & Zoning Commission (PZC)
Thursday, May 15, 2008, 7:30 PM
Meeting Room, Second Floor
Senior Citizens Center
26 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, Ralph Zahner, Richard Guttman, Watson Bellows, Pat Settembrino, Chester Morgan.
 - **Alternate Members Present:** Francis Kaplan and Walter Mealy. Francis Kaplan to sit for Sarah Iacobello.
 - **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
 - **The commission welcomed Terry McCarthy as the new Town Engineer.**
 - 2.2 Amendment / Adoption of Agenda - Additional business to be considered under agenda item #6 "Other Business"
 - **Lester Finkle requested Item #6.2 be moved to Item #2.5**
 - **Add Item #2.6 Discussion regarding the Shoppes at Vernon Valley**
 - **Move Item 6.1 to be Item 2.7**
 - **Chester Morgan, seconded by Francis Kaplan made a motion to adopt the agenda as amended.**
 - 2.3 Acceptance of Minutes
 - **None**
 - 2.4 Call for filing of Intervener(s) petition(s) and determination of status
 - **None**
 - 2.5 Application for Tahir Chaudhary for a modification of an approved Plan of Development for Dania Food Mart at #24 West St. (Assessor's ID: Map #22, Block #40, Lot/Parcel #03. (PZ-2008-11))
 - **Muhammad Chaudhary, applicant presented an updated site plan to staff for distribution to the commission and a letter from the**

Building Department. Applicant was notified that Traffic Authority still needs to review the application prior to any action.

- **Watson Bellows stated that Traffic Authority review should be required due to the on site changes and possible traffic impact.**
- **Discussion was held regarding the need to have the application reviewed by Traffic Authority.**
- **Leonard Tundermann, Town Planner reviewed issues with the existing Site Plan map that was provided.**
- **Pat Settembrino requested that Staff present a formal listing of required steps for the applicant to follow in the approval process.**
- **Richard Guttman, seconded by Ralph Zahner made a motion to continue the application to the June 19, 2008 meeting. Motion carried unanimously.**

2.6 Discussion regarding the Shoppes at Vernon Valley

- **Carl Bard of BL Companies was present for questions.**
- **Leonard Tundermann, Town Planner read a letter dated May 12, 2008 regarding the construction of the Aldi's Supermarket (Site Plan map attached) into the record.**
- **Chester Morgan indicated that he has reviewed the audio and can sit for the discussion.**
- **Terry McCarthy, Town Engineer – stated that he has reviewed the Site Plan and indicated that the current work on the site seem to be accurate.**
- **Ralph Zahner recommended that the Final approved maps be reviewed by the commission to confirm all revisions are made.**

2.7 CGS 8-24 Review relative to Conveyance of property located on Route 83 (Talcottville Road)

- **Commission reviewed a memorandum from Christopher Clark, Town Administrator and the Vernon Town Council to request a review based upon CGS §8-24.**
- **Terry McCarthy, Town Engineer indicated that the intention was to construct a median near the McDonalds near Tri-City Plaza.**
- **Chester Morgan, seconded by Ralph Zahner made a motion to indicate a positive referral by the commission. Motion carried unanimously.**

3. Public Hearings

3.1 Continued Hearing for Application (PZ-2008-10) of Scott Wieting for a Designation as a Scenic Road for Reservoir Road from Walker Reservoir Water Crossing to the end of Bolton Road.

- **Walter Mealy recused himself from the application.**
- **Scott Wieting & Sheryl McMullen from the Conservation Commission were present for questions.**

- **Leonard Tundermann, Town Planner reviewed the requirements of Ordinance #256 and indicated that Harold Cummings, Town Attorney had reviewed the ordinance.**
 - **Suggested the designation be approved without a right-of-way, but would not protect the road sides.**
- **Sheryl McMullen indicated that the application meets the criteria of #2, 4, 6 and 7.**
- **Watson Bellows questioned how the majority vote would be determined, either by lot frontage or by property owner majority.**
- **Lester Finkle requested an interpretation of the language in the ordinance “majority of frontage”.**
- **Public Comment – None present**
- **Public Hearing closed at 8:30 P.M.**
- **Watson Bellows, seconded by Ralph Zahner made a motion to approve the application.**
 - **Richard Guttman felt language should state “...from the Walker Reservoir water crossing to the end at Bolton Road. Amendment accepted.**
- **Motion carried unanimously.**

4. Old Business & Action

4.2 Plan of Conservation and Development (POCD): Discussion of issues and a process for formulating a new plan.

- **Watson Bellows indicated that he has drafted a project plan**
 - **Looking to speak with surrounding area Town Planner’s as well as previous Town staff.**
 - **Looking to utilize the Town website to help inform the public.**
 - **Town will be performing inventory of its infrastructure that will be useful in the update.**

4.3 Zoning regulation changes for consideration.

- a. Home based businesses
 - **Being reviewed by Town Attorney.**
- b. Portable signs
 - **Rockville Downtown Association is interested in moving forward with a portable sign application.**
- c. Dumpster and portable storage containers
 - **Watson Bellows suggested moving forward with an application.**
 - **Chester Morgan requested that the Zoning Enforcement Officer review a possible violation regarding dumpsters on site at 680 Dart Hill Road.**

- **Ralph Zahner suggested moving forward in the regulation of Electronic Message Boards (EMB's) as a discussion item at the next meeting.**
 - **Watson Bellows requested that commission members mark their calendars for an Executive Session on June 19, 2008 at 6:30 P.M. to discuss the Capstone Builders application for input from the commission.**
 - **A special workshop is scheduled for June 12, 2008 at 6:30 P.M. for the Tankerhoosen Study.**
5. New Business.
- 5.1 No new applications.
6. Other Business
- 6.1 ~~CGS 8-24 Review relative to Conveyance of property located on Route 83 (Talcottville Road)~~
- 6.2 ~~Application for Tahir Chaudhary for a modification of an approved Plan of Development for Dania Food Mart at #24 West St. (Assessor's ID: Map #22, Block #40, Lot/Parcel #03. (PZ-2008-11))~~
- **Moved to Item 2.6**
- 6.3 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 Ralph Zahner made a motion to adjourn. Motion carried unanimously.**
 - **Meeting adjourned at 8:45 P.M.**



James Krupinski
Recording Secretary