

Town of Vernon
Vernon Traffic Authority
Vernon Police Department
725 Hartford Turnpike
Vernon, CT 06066
Community Room
January 10, 2013

RECEIVED
VERNON TOWN CLERK
13 APR - 3 PM 3:06

****DRAFT****
Minutes

Meeting called to order at 6:00 P.M. by Chief Kenny. Those in attendance were Bob Kleinhans, Mason Thrall, Polly Schaefer, Jon Paul Roden and Fire Chief Ray Walker. Absent was Bob O'Gara.

1. Approval of Minutes of December 13, 2012 meeting.

A motion was made by Polly Schaefer and seconded by Ray Walker to approve the minutes of the December 13, 2012 meeting. Motion passed unanimously.

2. Modification of Driveway Approval – 215 East Main Street, Loom City Lofts

Dorian Famiglietti from Kahan, Kerensky and Caposella, Joe Wren – Engineer, Joseph Vallone and Beth Frye were present for a brief presentation. After a discussion relative to the emergency equipment access, lighting, and turn radius, *a motion was made by Chief Kenny and seconded by Polly Schaefer to approve the modification of the driveway at 215 East Main Street, Loom City Loft in Rockville, Connecticut with the stipulation that the emergency access would be clear of snow. Motion passed unanimously*

Motion was made by Ray Walker and Polly Schaefer to adjourn the meeting at 6:25 P.M. Motion passed unanimously.

Respectfully submitted,
Peggy A. Jackle
Peggy A. Jackle
Recording Secretary

JACOBS, WALKER, RICE & BARRY, LLC

ATTORNEYS AT LAW

146 MAIN STREET

MANCHESTER, CONNECTICUT 06042

TELEPHONE (860) 646-0121

FAX (860) 645-6229

MAILING ADDRESS

P.O. BOX 480

MANCHESTER, CONNECTICUT

06045-0480

RONALD JACOBS

LEONARD JACOBS

MICHAEL J. RICE

DAVID M. BARRY, JR.

MICHAEL J. BONANNO*

ALEXANDRA B. RICEVIENS

*ALSO ADMITTED IN MASSACHUSETTS

FILE COPY

March 22, 2013

HAND DELIVERED

Leonard K. Tundermann, Town Planner

Town of Vernon

14 Park Place

Vernon CT 06066

REQUEST FOR MINOR MODIFICATION

Re: 14-24 Hartford Turnpike, Vernon CT

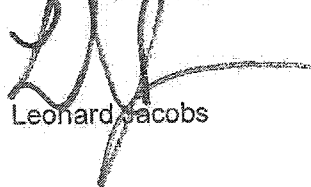
Dear Mr. Tunderman:

I am requesting a minor modification of the approval received by Subpeak, Inc. The changes that we are requesting are shown on the enclosed plans. I would appreciate it if you would review these plans, and if there are any comments or requirements for change please let me know. Otherwise, I hope that the minor modification can be approved.

After we receive your comments, we do understand that we will have to present this to the Traffic Authority. However, I think it would be important that we receive comments from you and others on town staff before we go to the Traffic Authority, so that when we do go to the Traffic Authority we will be able to make a complete presentation.

Thank you for your cooperation. We hope to hear from you at your earliest convenience.

Very truly yours,

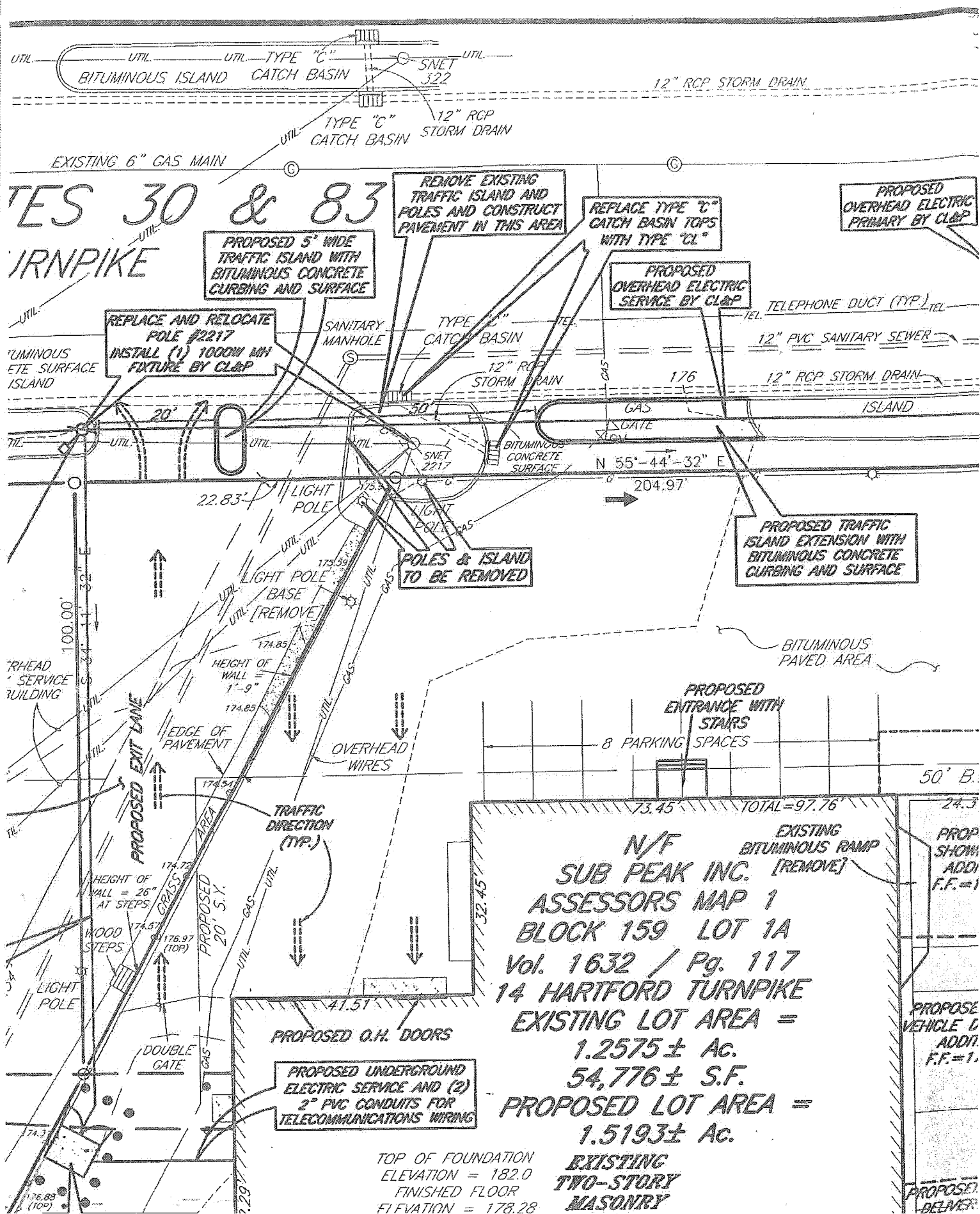


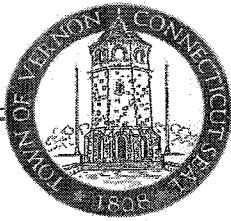
Leonard Jacobs

LJ:sm

Enclosure

cc. Peter Krause
Lane Resnik
Raymond Nelson





OFFICE OF
Vernon Traffic Authority

TOWN OF VERNON

725 HARTFORD TURNPIKE • VERNON, CT 06066

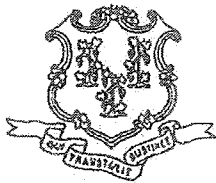
Telephone (860) 872-9126

Town of Vernon Vernon Traffic Authority Agenda

Date: February 14, 2013, Time: 6:00 PM

Location: Vernon Police Department
725 Hartford Turnpike
Vernon CT 06066
"Community Room"

1. Meeting cancelled for February due to lack of agenda.



STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION



2800 BERLIN TURNPIKE, P.O. BOX 317546
NEWINGTON, CONNECTICUT 06131-7546

Phone: (860) 594-3020

February 14, 2013

Mr. Patrick Dunford, P.E.
Vanasse Hangen Brustlin, Inc.
101 Walnut Street
Watertown, MA 02472

OSTA #146-1210-01

Dear Mr. Dunford:

Subject: Town of Vernon
Previously Issued Certificate No. 1252-A
Current Proposal: Proposed Stop & Shop Fueling Facility
Street Address: 793 Talcottville Road
Current Owner: Tallwind, LLC
Administrative Decision No. 134

A review of your October 2, 2012 request for an Administrative Decision regarding the subject development expansion not previously considered under Certificate No. 1252-A has been completed.

It was determined that the proposed expansion consisting of a 119 square foot kiosk and 5 fuel pumps (10 fueling positions) will not substantially affect state highway traffic operations in the area. Chief James L. Kenney, the Local Traffic Authority representative for the Town of Vernon, concurred with these findings on January 25, 2013. Consequently, on February 07, 2013 an Administrative Decision was rendered that formal action by the Office of the State Traffic Administration under Section 14-311 of the General Statutes of Connecticut regarding the proposed expansion is not required. The decision was based, in part, on the enclosed plan prepared by Vanasse Hangen Brustlin, Inc. entitled "Overall Site Plan, OSTA Administrative Decision, Proposed Fuel Facility, 793 Talcottville Road, Vernon, Connecticut," Drawing Number SP-1, dated October 2, 2012.

The decision shall not be effective until a copy of this letter has been filed on the municipal land records, in accordance with the enclosed procedures, and this office has received a copy of the recorded letter. Upon filing of the letter, this office would have no objection to the issuance of any building or foundation permits associated with the expansion. However, operation of the expansion shall not be allowed until all the conditions of Certificate No. 1252-A have been completed.

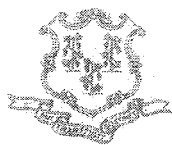
Subsequent to the expansion, the overall development will consist of 69,021 square feet of Stop & Shop Supermarket space, 23,960 square feet of automobile dealership space, 6,822 square feet of retail, and 5 fueling stations for a total development of 99,803 square feet of building space and 5 fueling stations with 582 parking spaces. Any future expansion or proposed land use changes shall only be allowed subject to review by this office and, if necessary, formal Office of the State Traffic Administration action.

Sincerely,

David A. Sawicki
Executive Director
Office of the State Traffic Administration

Enclosures

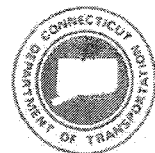
Copy to: Chief James L. Kenney - jkenney@vernon-ct.gov - plan attached
Mr. Harry Boyko - hboyko@vernon-ct.gov - plan attached
Ms. Meg Scranton - megscranton@gmail.com - plan attached



STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION

DISTRICT 1

1107 Cromwell Avenue
Rocky Hill, Connecticut 06067
Phone: 860-258-4516



February 15, 2013

Chief James Kenny
Town of Vernon, Police Department
725 Hartford Rd.
Vernon, CT 06066

Dear Chief Kenny:

Subject: Tentative Vendor-in-Place Paving Program
2013 Construction Season
State of Connecticut-District 1

This letter is to advise you of the Department's tentative Vendor-In-Place Paving Program scheduled during the 2013 Construction Season.

The routes on the enclosed list indicate the tentative sections of state highways selected for resurfacing in your community. In some cases, a situation may develop causing adjustments to the selected projects.

Incidental rehabilitative activities are included in projects of this nature. This may include roadway drainage revisions, selected termini roadway reclamation, replacement of obsolete protective fences with metal guiderails, sign replacement, minor geometric revisions, and any other items that promote safe traveling conditions.

We ask you to review your town roads on these terminis for poor pavement conditions and upgrade as needed to allow the Department maintenance forces to repair/replace defective loop detectors as needed.

As previously stated, this is a tentative program and is dependent upon legislative approval of the Department's budget request during the 2013 Legislative Session.

We respectfully request that you provide copies of this notification letter to the various departments within your administration that may be affected by this work, particularly Public Works, Engineering, Sewer, Police (Traffic Coordination) and others as may be applicable.

If you should have any questions or concerns, please do not hesitate to contact me.

Very truly yours,

Sherri L. Ruiz-Clark
Trans. District Maintenance Special Services
Section Manager
Bureau of Highway Operations

Enclosure

DISTRICT 1

RTE		TOWN	TERMINI	BGN LOG		END LOG		LOG		2-LANE	
				MILES		MILES		LENGTH		MILES	
SECTION 11 ~ DOT01710369CN											
A 5	EAST HARTFORD		END OVLP ROUTE 15 TO SR 517 (MAIN ST)	34.32		34.91		0.59		0.43	
A1 5	SOUTH WINDSOR		RTE 194 (SULLIVAN AVE) TO END DIVIDED HWY	42.49		43.23		0.74		1.66	
C 15 SB	HARTFORD		NB ACC FROM BRAINARD RD TO CHARTER OAK BR (INCL RAMPS)	80.64		81.50		0.86		1.06	
C1 15 N/S	HARTFORD	EAST HARTFORD	CHARTER OAK BR TO NB & SB-END OP I-91NB/RR/CONN RVRTE 2	81.50		82.24		0.74		1.99	
D 30	VERNON		.06 MI W/O MOUNT VERNON RD TO THE TOLLAND TL	11.07		12.22		1.15		1.26	
E 44	MANSFIELD		RTE. 32 (STAFFORD RD) TO TO RT 195 (STORRS RD)	74.02		76.61		2.59		2.63	
F 74	SOUTH WINDSOR	ELLINGTON	RT 194 (SULLIVAN AVE) TO RT 286 (PINNEY ST)	0.00		4.23		4.23		4.26	
G 74	TOLLAND		END OVLP RTE 30 TO RT 195 (MERROW RD)	9.09		11.21		2.12		2.26	
G1 74	TOLLAND		RT 195 (MERROW RD) TO ACC TO WB I-84	11.21		14.48		3.27		3.27	
H 159	WINDSOR		RTE. 218 (PUTNAM MEMORIAL HWY) TO RT 75 (POQUONOCK AVE)	1.24		3.76		2.52		5.20	
I 218	WEST HARTFORD	BLOOMFIELD	US 44 (ALBANY AVE) TO RTE. 189 (BLOOMFIELD AVE)	0.00		2.68		2.68		4.18	
J SSR 404	ENFIELD	SOMERS	RT 220 (SHAKER RD) TO BILTON RD	0.00		0.85		0.85		0.85	
				SECTION 11 TOTAL >>>>>		22.34		29.05			
SECTION 13 ~ DOT01710370CN											
A 9 NB/SB	MIDDLETOWN		NB-JCT NB RTE 154 TO NB EXIT TO BOW LA, INC RAMPS	19.59		22.27		2.68		9.27	
C 71	WALLINGFORD	MERIDEN	N JCT RTE 150(MAIN ST) TO HANOVER ST	0.36		3.13		2.77		2.85	
D 71	BERLIN	NEW BRITAIN	RTE. 372 (FARMINGTON AVE) TO SOUTH ST.	11.38		12.56		1.18		1.18	
E 84 WB	SOUTHINGTON	PLAINVILLE	WB ACC FR RTE 10 TO WB-JCT NB RTE 72	46.09		49.48		3.39		5.29	
F 99	CROMWELL		RT 372 (WEST ST) TO THE ROCKY HILL TL	0.97		3.91		2.94		3.42	
G 287	NEWINGTON	WETHERSFIELD	.05 MI W/O THE NEWINGTON TL TO RTE 3 (MAPLE ST)	0.93		3.36		2.43		2.57	
H 322	WOLCOTT	SOUTHINGTON	SR 844 (MERIDEN RD) TO I-84 EB ON RAMP	4.31		6.28		1.97		2.65	
				SECTION 13 TOTAL >>>>>		17.36		27.23			
DISTRICT TOTAL TOTAL >>>>>											
								56.28			
SECTION 11 ~ DOT01710354CN											
E2 190	STAFFORD		ENT TO JOHNSON MEM MEDICAL CTR TO RT 30	14.02		15.78		1.76		1.76	
SECTION 11 ~ DOT01710364CN											
G1 83	MANCHESTER		SHALLOWBROOK DR TO SR 534	5.02		6.76		1.74		2.29	



TOWN OF VERNON

725 HARTFORD TURNPIKE • VERNON, CT 06066
Telephone (860) 872-9126

OFFICE OF
Vernon Traffic Authority

Town of Vernon Vernon Traffic Authority Agenda

Date: March 14, 2013, Time: 6:00 PM

**Location: Vernon Police Department
725 Hartford Turnpike
Vernon CT 06066
"Community Room"**

1. There will be no meeting this month due to lack of agenda.

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Minutes – Regular Meeting
Thursday, March 7, 2013, 7:00 PM
Council Chambers, Third Floor
Memorial Building
14 Park Place
Rockville/Vernon, CT

1. Call to Order & Roll Call

- ♦ Meeting was called to order at 7:00 P.M.
- ♦ Regular Members Present: Francis Kaplan, Charles Bardes, Harry Thomas Victor Riscassi and William Roch.
- ♦ Alternate Members Present: Ron Scussel and Richard Dias. Ron succsel to sit for Dan Anderson.
- ♦ Staff Present: Leonard Tundermann, Town Planner, Shaun Gatley, Economic Development Coordinator, Raymond Walker, Fire Marshal, Harry Boyko, Building Official, Andrew Marchese, Zoning Enforcement Officer
- ♦ Recording Secretary: James Krupinski

2. Administrative Actions/Requests

2.1 Amendment/Adoption of Agenda - Additional business to be considered under agenda item #4 "Other Business"

- ♦ Charles Bardes, seconded by Harry Thomas moved a Motion to adopt of the Agenda as revised to March 6, 2013. Motion carried unanimously.

2.2 Communications received NOT related to Agenda items

- ♦ None

2.3 Approval of Minutes: 12/20/1012, 1/3/2013, 2/21/2013

- ♦ Harry Thomas, seconded by Charles Bardes moved a Motion to adopt of the Regular Meeting minutes of December 20, 2012. Motion carried unanimously.
- ♦ Charles Bardes, seconded by Harry Thomas moved a Motion to adopt of the Regular Meeting minutes of January 3, 2013. Motion carried unanimously.
- ♦ Harry Thomas, seconded by Ron Scussel moved a motion to move the February 21, 2013 minutes to the March 21, 2013 meeting. Motion carried unanimously.

3. Public Hearing

3.1 Application (PZ-2013-01) of Vernon Planning Department for amendments to the Zoning Regulations, Sections 4.9.2, 4.9.3, 4.9.4, 11.1, and 12.3 to restrict the sale of used vehicles, change motor vehicle servicing from special exception use to special permit use, change the threshold for prohibiting re-establishment of a nonconforming use, and prohibit parking within lot setbacks; insert new section 12.5 to give the PZC authority to require driveway connections between adjoining properties, and insert new section 12.6 to establish provisions for shared parking.

- ♦ Leonard Tundermann, Town Planner read the Legal Notice into the record.

*Public Notice
Town of Vernon*

The Vernon Planning & Zoning Commission (PZC) will hold the following public hearing at its regular meeting at 7:00 PM on Thursday, March 7, 2013, in the Town Hall Council Chambers on the Third Floor at 14 Park Place, Rockville/Vernon:

Application (PZ-2013-01) of the Vernon Planning Department for changes to the following sections of the Vernon Zoning Regulations:

- 4.9.2 add item 13 to restrict sale of used vehicles except when affiliated with the sale of new vehicles in the commercial zone;*
- 4.9.3 delete motor vehicle service facility as a special exception use in the commercial zone;*
- 4.9.4 add motor vehicle servicing and preclude sale of used vehicles with automotive repairing as special permit uses in the commercial zone;*
- 11.1.1 add amendment of regulations as a threshold for determination of nonconforming use;*
- 11.1.1.2 change the threshold for prohibiting re-establishment of a nonconforming use from one year of non-use to three months of non-use;*
- 12.3 allow driveways within lot setback areas but prohibit parking within them;*
- 12.5 add as a new section to establish the Planning and Zoning Commission's authority to require driveways connections between adjoining lots for access management;*
- 12.6 add as a new section to provide for shared parking within mixed use development or for adjacent commercial or industrial properties,*

This PZC application is available for inspection by the public in the office of the Town Clerk, Vernon Town Hall; 14 Park Place, and in the office of the Planning Department, 55 West Main Street, both in Rockville, CT.

*Francis Kaplan, Chairperson
Planning & Zoning Commission (PZC)*

- ♦ Leonard Tundermann, Town Planner reviewed proposed regulation changes and reasons for each change.
 - Limit sale of used vehicles to new car dealerships only, but would allow for existing used dealers until use is discontinued for a period greater than three (3) months.
 - Proposing cross-access easements regulations to allow for reduction in curbscuts with adjacent properties.
 - Allowance for a driveway within the property set-back area but would be unable to park within the driveway setback.
 - Removal of shared parking as a variance and place the determination under the jurisdiction of the PZC instead of the ZBA.
- ♦ Charles Bardes questioned if the proposed changes were required to be voted on as a single motion.
- ♦ Leonard Tundermann, Town Planner indicated that they could be divided and voted on individually.
- ♦ Raymond Walker, Fire Marshal:

- Issues with stacking of vehicles, proximity of vehicles to structures, overcrowding of lots.
- ◆ Francis Kaplan questioned if there were regulations determining limits and placement of vehicles on a specific size lot.
- ◆ Leonard Tundermann, Town Planner indicated that previously the ZBA would issue a variance that would limit the amount of vehicles that would be allowed on the site.
- ◆ Andrew Marchese, Zoning Officer:
 - Difficulty in enforcing vehicle limits on most used dealerships due to limited information on prior variances.
- ◆ Harry Boyko, Building Official:
 - Proposed changes to the regulation will allow for upgrading on structures under the site plan review regulations and allow for compliance with current building codes.
 - Current regulations do not allow for inspection and upgrade when businesses are transferred to new ownership.
- ◆ Discussion took place regarding if and how the proposed regulation for used car dealerships would have any impact.
- ◆ Harry Thomas, seconded by Charles Bardes moved a motion to divide the question. Motion carried unanimously.
- ◆ William Roch, seconded by Harry Thomas moved a motion to approve §4.9.2, §4.9.3, §4.9.4, §11.1.1 and §11.1.1.2 as presented. Motion carried. Commissioners Bardes and Scussel opposed.
- ◆ Harry Thomas, seconded by William Roch moved a motion to Continue the application to the March 21, 2013 meeting. Motion carried unanimously.

4. Other Business

4.1 Regulating the use of uniform temporary signs on commercial properties.

- ◆ Shaun Gatley, Economic Development Coordinator:
 - Reviewed the difficulty in handling compliance issues with businesses utilizing temporary signage outside of the approved Downtown Rockville area.
 - Requested the commission to begin drafting of proposed regulations to allow for better regulation throughout the Town.
- ◆ Harry Thomas, seconded by William Roch moved a Motion to encourage the Staff to investigate the use of temporary signs. Motion carried unanimously.

4.2 Formation of standing committee to review the POCD

- ◆ Leonard Tundermann, Town Planner reviewed the requirement of the Commission By-Laws to create a three (3) member sub-committee to review and update the POCD on a quarterly basis.
 - Commissioners Harry Thomas, Victor Riscassi and William Roch volunteered.

4.3 Receipt of Applications

- 4.3.1 Application of the Vernon Planning Department (PZ-2013-02) for changes to the Vernon Zoning Regulations to require consideration of Low Impact Development (LID) techniques pursuant to Vernon's adopted LID Stormwater Quality Manual in site design.

- ♦ Charles Bardes, seconded by Harry Thomas moved a motion to receive and schedule a Public Hearing on April 18, 2013. Motion carried unanimously.

4.3.2 Application of the Vernon Planning Department (PZ-2013-03) for changes to the Vernon Subdivision Regulations to require consideration of Low Impact Development (LID) techniques pursuant to Vernon's adopted LID Stormwater Quality Manual in subdivision design.

- ♦ Charles Bardes, seconded by Harry Thomas moved a motion to receive and schedule a Public Hearing on April 18, 2013. Motion carried unanimously.

4.4 Additional business to be considered should be introduced under PZC meeting agenda item "#2.1 Amendment / Adoption of Agenda" at the beginning of the meeting.

- ♦ None

5. Adjournment.

- ♦ Ron Scussel, seconded by William Roch moved a Motion to Adjourn. Motion carried unanimously.
- ♦ Meeting Adjourned at 8:47 P.M.

James Krupinski
Recording Secretary

VPP

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Minutes – Regular Meeting
Thursday, January 17, 2013, 7:00 PM
Council Chambers, Third Floor
Memorial Building
14 Park Place
Rockville/Vernon, CT

1. Call to Order & Roll Call

- ♦ Meeting was called to order at 7:01 P.M.
- ♦ Regular Members Present: Chester Morgan, Francis Kaplan, Charles Bardes, Harry Thomas Victor Riscassi and Dan Anderson.
- ♦ Alternate Members Present: Ron Scussel and Richard Dias. Ron Scussel to sit for William Roch
- ♦ Staff Present: Leonard Tundermann, Town Planner, Terry McCarthy, Town Engineer
- ♦ Recording Secretary: James Krupinski

2. Administrative Actions/Requests

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

- ♦ Harry Thomas, seconded by Charles Bardes moved a Motion to Adopt the Agenda as amended to January 16, 2013. Motion carried unanimously.

2.2 Communications received NOT related to Agenda items

- ♦ PZC Approval of Special Permits and a Site Plan of Development for property at #444 Hartford Turnpike, dated January 8, 2013.

2.3 Acceptance of Minutes

- ♦ Adoption of the Regular Meeting minutes of December 20, 2012 moved to the February 7, 2013 meeting.
- ♦ Adoption of the Regular Meeting minutes of January 3, 2013 moved to February 7, 2013 meeting.

2.4 Approval of Annual Meeting Schedule

- ♦ Harry Thomas, seconded by Charles Bardes moved a Motion to Adopt the Annual Meeting Schedule.
 - January 3, 2013, January 17, 2013, February 7, 2013, February 21, 2013, March 7, 2013, March 21, 2013, April 4, 2013, April 18, 2013, May 2, 2013, May 16, 2013, June 6, 2013, June 20, 2013, July 18, 2013, August 1, 2013, August 15, 2013, September 5, 2013, September 19, 2013, October 3, 2013, October 17, 2013, November 7, 2013, November 21, 2013, December 5, 2013, December 19, 2013, January 2, 2014 and January 16, 2014.
- ♦ Motion carried unanimously.

2.5 Election of Officers

- ♦ Nominations for Chairman:

- Charles Bardes, seconded by Ron Scussel nominated Chester Morgan for Chairman.
- Chester Morgan accepted the nomination.
- Harry Thomas, seconded by Victor Riscassi nominated Francis Kaplan for Chairman.
- Francis Kaplan accepted the nomination.
- Charles Bardes, seconded by Harry Thomas moved a motion to close nominations for Chairman.
- Vote for Chairman was completed by Paper Ballot vote per the Commission By-Laws.
- Francis Kaplan was elected as Chairman with a vote of 4-3.
- ◆ Chester Morgan relinquished the Chair to Francis Kaplan.
- ◆ Nominations for Vice-Chairman
 - Chester Morgan, seconded by Ron Scussel nominated Charles Bardes for Vice-Chairman.
 - Charles Bardes accepted the nomination.
- ◆ Nomination for Secretary
 - Francis Kaplan, seconded by Harry Thomas nominated Victor Riscassi as Secretary.
 - Victor Riscassi accepted the nomination.

3. Public Hearings

4. Other Business

4.1 Receipt of Applications

- 4.1.1 Application of Loom City Lofts, LLC (PZ-2012-23) for a Site Plan of Development and Special Permit for Adaptive Re-Use Development for Loom City Lofts at #215 & #225 East Main Street (Assessor's ID: Map #45, Block #123, Lot/Parcel 16 and Assessor's ID: Map #45, Block #123, Lot/Parcel #18)
 - ◆ Chester Morgan, Harry Thomas moved a motion to receive the application. Motion carried.
 - ◆ Attorney Dorian Famiglietti spoke to the merits of PZ-2012-23 and prior acceptance of the application without a quorum at the previous meeting.
 - ◆ Leonard Tundermann, Town Planner indicated to the commission that the application was officially received by the commission on January 3, 2013 even though a quorum was not present for the commission.
 - ◆ Charles Bardes questioned if it was necessary to hold a public hearing on the application.

- ◆ Leonard Tundermann, Town Planner indicated that a Public Hearing was not required for the modification of the previously approved Site Plan.
- ◆ Present were: Attorney Dorian Famiglietti, Kahan Kerensky & Capossela; Marc Cassler, GeoQuest Inc.; Joe Renn, Bongiovanni Group Inc., Joseph Vallone, Loom City Lofts, LLC.
- ◆ Attorney Dorian Famiglietti reviewed the previous application approval.
 - Previous Site Plan approvals are valid until September 2014 based on action of the State Legislature.
 - Proposing to change location of the primary driveway.
 - Reduction in proposed office space
 - Reduction in impervious coverage for the parking lot.
 - Traffic Authority has approved the location change for the proposed driveway entrance.
- ◆ Joe Wren, Bongiovanni Group Inc.:
 - Under the prior approval the Turbine structure and building adjacent to the smokestack was removed.
 - 80,000 sq/ft coverage currently existing on site;
 - 120,000 sq/ft impervious coverage was approved with the 2005 Plan;
 - Reducing impervious coverage to 90,000 sq/ft under proposed modification.
 - Inland Wetlands Commission has approved the application.
 - New access driveway will go through the property acquired at 225 East Main Street.
- ◆ Attorney Dorian Famiglietti indicated that the Local Historic Properties Commission (LHPC) has reviewed and approved the removal of the structure at 225 East Main Street.
- ◆ Joe Wren indicated that Department of Transportation has reviewed the site lines for the proposed change for the driveway entrance.
- ◆ Attorney Dorian Famiglietti indicated that the Traffic Authority did not require a new traffic study due to the reduction in site traffic.
- ◆ Joe Wren indicated that two (2) handicap spaces would be located on the lower parking lot and three (3) on the upper parking lot.
 - Will be utilizing depressed parking islands for parking lot water infiltration through the collection system.
 - FEMA has adjusted the flood mapping for the 100 year flood level to allow for occupancy on the 1st floor.
 - Fire Marshal had requested a grass paver area for emergency vehicle parking access at the front of the site with break away bollards.
 - Landscape & Lighting (Sheet L1 3 of 7):
 - Low maintenance grasses will be utilized on slopes and parking islands.
 - Perimeter and islands will have pole lights;
 - Bollard style lights will be placed along the entrance drive.
 - No light spillover to adjacent parcels is expected.
 - ESCP
 - Utilizing hydrodynamic separator for removal of suspended solids prior to infiltration.
 - Trash enclosure detail was added to the plans at the request of Staff.
 - Parking requirement calculations were reviewed (Sheet SSP-1).

- ♦ Charles Bardes questioned the access for emergency responders and vehicles on the North side of the structure.
- ♦ Joseph Vallone indicated that the entire structure is sprinklered and has a stand pipe system in the building.
- ♦ Charles Bardes questioned dumpster access for tenant trash.
- ♦ Joseph Vallone indicated that the trash would be collected in the building and transferred to the dumpster by the Superintendent.
- ♦ Charles Bardes questioned if the public would have access to the sidewalks installed on the North side of the structure.
- ♦ Joseph Vallone indicated that the proposed sidewalks would be for use of the tenants only.
- ♦ Chester Morgan questioned timetable for future development plans if approved.
- ♦ Discussion took place regarding the development plans going forward.
- ♦ Dan Anderson, seconded by Harry Thomas moved a Motion to approve the Site Plan of Development modifications. Motion carried unanimously.

4.1.2 Application [PZ-2013-01] of Vernon Planning Department for a Zone Amendment to the Regulations for Section 4.9.2, 4.9.34.9.4 and 11.1 to restrict the sale of used vehicles.

- ♦ Chester Morgan, Ron Scussel moved a Motion to accept the application.
- ♦ Ron Scussel, seconded by Charles Bardes moved a Motion to schedule a Public Hearing on February 21, 2013. Motion carried unanimously.

4.2 Additional business to be considered should be introduced under PZC meeting agenda item "#2.1 Amendment / Adoption of Agenda" at the beginning of the meeting.

♦

5. Adjournment.

- ♦ Chester Morgan, seconded by Harry Tomas moved a Motion to Adjourn. Motion carried unanimously.
- ♦ Meeting Adjourned at 8:10 P.M.

James Krupinski
Recording Secretary