

T.C.

**Town of Vernon  
Planning & Zoning Commission (PZC)  
Meeting Minutes - APPROVED  
Thursday October 6, 2016  
7:30 PM  
Probate Conference Room  
Vernon Town Hall, 1<sup>st</sup> Floor, 14 Park Place  
Rockville / Vernon, CT**

**1. Call to Order & Roll Call**

- Meeting was called to order at 7:30pm.
- Regular members present: Charles Bardes (Chairman), Victor Riscassi, Wes Short  
Hector Reveron, Susan Reudgen, Roland Klee, Ronald Scussel and Joseph Miller  
(Alternate)
- Staff present: Marina Rodriguez, Town Planner
- Recording secretary: Cassandra Minor

**RECEIVED  
VERNON TOWN CLERK  
18 NOV - 9 PM 3:40**

**2. Administrative Actions / Requests**

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

- Roland Klee adds Agenda- Is the Town exempt from zoning regulations.
- Wes Shorts adds Agenda- Complaint from resident about trash collection occurring before dawn.

Ronald Scussel motions to adopt amended agenda, Wes Shorts- Seconds. Motion passed unanimously.

**2.2 Communications received NOT related to Agenda items**

- Freedom of Information Commission- case brought in regard of commission's filming policy- Hearing officer decided in favor of PZC. Next, it goes to the full FOIC to be held on October 26, 2016.

**2.3 Acceptance of Minutes of PZC 8/18/16**

- Hector Reveron made a motion to accept the minutes. Susan Reudgen seconded the motion and the motion passed with two abstentions.

**3. Public Hearing and Action on Application**

**3.1 Continuation of Application (PZ-2016-13) of Bill Wojnarowski for a Special Permit for reconfiguration of driveway access under Section 15 Removal of earth, sand and gravel at #187 Talcottville Road (Assessor's ID: Map #03, Block #0008, Lot/Parcel #00002).**

- Town Planner Marina Rodriguez read the Public Notice into record.
- Email from applicant requesting a second extension of time was passed out to commissioners.

- Discussion ensued for granting of hearing extension to November 3, 2016 vs November 17, 2016.

Roland Klee motions to grant extension to November 17, 2016. Wes Shorts seconded the motion and the motion passed unanimously.

**3.2 Application [PZ-2016-15] of Christina DeCaro for a Special Permit for a Recreational Entertainment Business at #281 Hartford Turnpike (Assessor's ID: Map #02, Block #11, Lot/Parcel #13).**

- Town Planner Marina Rodriguez read the Public Notice into record.
- The following town staff comments were submitted into record:
  - Fire Marshall 09/15/2016, Wetlands Officer 09/15/2016, Traffic Authority 09/19/2016, ZEO 09/16/2016, Health Dept. 09/27/2016, Town Engineer 09/27/2016, and Town Planner 09/26/2016.
- The Applicant and Michael Saladino presented the application.
- The application is requesting a special permit for commercial recreational activities use to have a themed adventure room.
- The goal of the adventure room is for participants to find a way out of a room in the allotted time (1hr).
- Mental activity- minimal physical activity required (opening cabinets, drawers etc.).
- 2-3 people in a room at one time.
- No food or drink will be served.
- Hours of operation between 6pm and 10pm- minimal disturbance to surrounding tenants.
- No renovations to property needed.

Ronald Scussel made a motion to approve application. Susan Reudgen seconded the motion and the motion passed unanimously.

**4. Other Business / Discussion**

**4.1 Receipt of Application**

- Application requesting Special Permit for commercial recreational facility use at 29 Naek Rd. was received; public hearing scheduled for 10/20/16.

**4.2 Additional business to be considered under agenda item #4 "Other Business"**

- Roland Klee- discussion of Town Exemption from Zoning Regulations- a new parking lot constructed at Skinner Road School that has made traffic difficult and the lack of drainage and landscaping at Maple Street School parking area across the street.  
-Commission discussed.

PZC asked the Town Planner to make a request for legal opinion regarding whether the town is subject to Planning and Zoning Regulations

- Wes Shorts presented a complaint from resident on Oakview Drive- whose home abuts Tractor Supply and says that they are emptying their trash bins

with large trucks at 5:30am. Zoning Regulation 13.10.6 "No dumpster or portable storage container shall be emptied or filled between 11:00PM and 7:00AM."

-Commission discussed.

Discussion concluded with the need for Zoning Enforcement Officer to be involved and for the resident to provide evidence.

## 5. Adjournment

Wes Shorts moved the motion to adjourn the meeting. Susan Reudgen seconded the motion. The meeting was adjourned at 8:16pm.

Respectfully Submitted,



Cassandra Minor  
Recording Secretary