T.C.

Town of Vernon
Planning & Zoning Commission (PZC)
Thursday August 18, 2016
7:30 PM
Probate Conference Room
Vernon Town Hall, 1st Floor, 14 Park Place
Rockville / Vernon, CT

RECEIVED
VERNON TOWN CLERK
16 NOV 22 AM 10: 24

APPROVED MINUTES

1. Call to Order & Roll Call

- Meeting was called to order at 7:30pm.
- Regular members present: Charles Bardes, Hector Reveron, Susan Reudgen and Victor Riscassi.
- Staff present: Marina Rodriguez, Town Planner
- Recording secretary: Audrey Lanz

2. Administrative Actions / Requests

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

Victor Riscassi made a motion to accept the agenda as presented. Susan Reudgen seconded the motion and the motion passed unanimously.

2.2 Communications received NOT related to Agenda items

- An approval letter was submitted to record from the DOT in regards to #206 Talcottville Road.

2.3 Acceptance of Minutes of PZC 8/4/16

- Town Planner Marina Rodriguez made a correction to the motion under section 3.1. The motion should state that the building already has a special permit in effect for the use that is being applied for.

Victor Riscassi made a motion to accept the minutes as corrected. Susan Reudgen seconded the motion and the motion passed unanimously.

3. Public Hearing and Action on Application

3.1 Application (PZ-2016-12) of Walter Kacamarczyk for a Special Permit for an Outdoor In ground Fiberglass Pool Display area at 540 Talcottville Road (Assessor's ID: Map #08, Block #0024, Lot/Parcel #0005B).

- Chairman Charles Bardes opened the Public Hearing at 7:32pm.
- Town Planner Marina Rodriguez read the Public Notice into record.
- The following Town Staff comments and review where submitted into record:
  - Building Official 7/28/16, Fire Marshall 7/28/16, Wetlands Enforcement 7/28/16, Traffic Authority 7/29/16, ZEO 8/1/16, Health Dept. 8/4/16, DRC 8/4/16 and Town Planner 8/10/16.

- A revised location survey dated 8/17/16 was submitted to record.
- Applicants Walter & Debbie Kacamarczyk presented the application.
- 8 pools will be housed within the display area.
- The display area will be surrounded by a black aluminum pool grade fence.
- A light plan was submitted into record.
- 4 lights are proposed to light the display area.
- The dumpster is to be moved and hidden by a vinyl fence.
- A property line is to be adjusted to make the display area bigger.
- No comments were submitted by the public.
- Chairman Charles Bardes closed the public hearing at 7:52pm.

Susan Reudgen made a motion to approve the application with one stipulation; the adjustment of the property line has to be legally filed with the town. Hector Reveron seconded the motion and the motion passed unanimously.

3.2 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).

- Chairman Charles Bardes opened the public hearing at 7:55pm.
- Town Planner Marina Rodriguez read the Public Notice into record.
- The following Town & Staff comments were submitted into record:
  - Building Official 7/28/16, Fire Marshall 7/28/16, Wetlands Officer 7/28/16, Traffic Authority 7/29/16, ZEO 8/1/16, Health Dept. 8/4/16, Town Engineer 8/10/16, Town Planner 8/10/16 and comments from the Conservation Commission 8/16/16.
- Applicant Bill Wojnarowski presented the application.
- The application is to fill and level out the driveway.
- The garage door will be covered over and made into a hatchway.
- There will be a retaining wall built which will come out 4' from the house.
- The set of stairs will also be covered with only 4 steps visible.
- The applicant is still waiting on plans from a licensed surveyor.
- A discussion ensued on drainage problems.

Victor Riscassi made a motion to extend the public hearing due to lack of information until the Oct. 6, 2016 PZC meeting. Hector Reveron seconded the motion and the motion passed unanimously.

3.3 Application (PZ-2016-14) of David Small for a Special Permit for a home based business for firearms & sporting goods sales at #246 south Street (Assessor's ID: Map #24, Block #062F, Lot/Parcel #01008).

- Chairman Charles Bardes opened the Public Hearing at 8:15pm.
- Town Planner Marina Rodriguez read the public notice into record.
- The following Town and Staff comments were submitted to record:
  - Building Official 7/28/16, Fire Marshall 7/28/16, Wetlands 7/28/16, Town Engineer 7/28/16, Traffic Authority 7/29/16, ZEO 8/1/16, Health Dept. 8/4/16 and Town Planner 8/10/16.
- Applicant David Small presented application.
- There will be no signage at the house to advertise the business.
- The business will not be open after 5pm, will not be open on weekends or holidays.

- There will be low public foot traffic as everything is by appointment only.
- Only 8 - 12 firearms will be on premises at all times.
- The business is for selling, repairs and gunsmithing of firearms and accessories.
- No test firing of weapons will occur on the premises.
- No ammunition will be sold.
- The house is secured with a security system and any firearms will be locked in a gun safe.
- Ann Perrone, 12 Olson Drive, spoke in opposition of the application.
- Bob Sumislaski, 5 Alpert Drive, spoke in opposition of the application.
- Julie Garceau, 14 Olson Drive, spoke in opposition of the application.
- Kathy Sumislaski, 5 Alpert Drive, spoke in opposition of the application.
- Applicant David Small gave a rebuttal to the publics questions.
- Town Planner Marina Rodriguez read into record some comments from an anonymous Vernon resident.
- Chairman Charles Bardes closed the public hearing at 9pm.

Victor Riscassi made a motion to deny **Application (PZ-2016-14)**, stating that the application did not conform the Vernon POCD in that it created a hazardous condition and was not applicable to the zone it would be in. There was no second heard on this motion.

Chairman Charles Bardes made a motion to approve **Application (PZ-2016-14)**. Hector Reveron seconded the motion and the motion passed 3 - 1 with Victor Riscassi opposing the motion.

4. Other Business / Discussion

4.1 Receipt of Application

None

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.

None

5. Adjournment

Susan Reudgen made a motion to adjourn the meeting. Hector Reveron seconded the motion and the motion passed unanimously. The meeting was adjourned at 9:05pm.

Respectfully Submitted,

Audrey Lanz

Audrey Lanz
Recording Secretary