

F.C.

**Town of Vernon
Planning & Zoning Commission (PZC)
Thursday August 4, 2016
7:30 PM
Probate Conference Room
Vernon Town Hall, 1st Floor, 14 Park Place
Rockville / Vernon, CT**

APPROVED MINUTES

1. Call to Order & Roll Call

- Meeting was called to order at 7:30pm.
- Regular members present: Charles Bardes, Hector Reveron, Roland Klee, Susan Reudgen, Victor Riscassi, Wes Shorts and Joe Miller sitting in for Ron Scussel.
- Staff present: Marina Rodriguez, Town Planner
- Recording secretary: Audrey Lanz

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VERNON TOWN CLERK
16 AUG 23 PM 2:21

2. Administrative Actions / Requests

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

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

2.2 Communications received NOT related to Agenda items

- None

2.3 Acceptance of Minutes of PZC 7/21/16

- Town Planner Marina Rodriguez made two corrections to the minutes.
 - In the motion under item 2.4 it should state that Town Planner Marina Rodriguez explained that the report was present in the form of meeting minutes.
 - In section 3.1, bullet #8 should read: Town Planner Marina Rodriguez referenced the Town Planner's review.

Wes Shorts made a motion to accept the minutes as amended. Victor Riscassi seconded the motion and the motion passed with one abstention from Susan Reudgen who was not at the last meeting.

3. Public Hearing and Action on Application

3.1 Application (PZ-2016-11) of Aaron Rychling for a Special Permit for a Recreational Activity Business (Escapatorium) at #500 Talcottville Road (Assessor's ID: Map #09, Block #15T, Lot/Parcel #216).

- Chairman Charles Bardes opened the Public Hearing at 7:35pm.

- Town Planner Marina Rodriguez read the Public Notice into record.
- Aaron Rychling presented the application for a recreational business that puts customers into a room and the customers have to find their way out using clues.
- Employees will always be watching in case customers need assistance.
- The building is already permitted for a recreational activity business.
- Hours of operation are Wednesday - Sunday.
- Town Planner Marina Rodriguez referenced the following comments from Town Staff:
 - Town Planner review 7/27/16, Traffic Authority 7/11/16, Wetlands Officer 7/11/16, ZOE 7/12/16, Fire Marshall 7/11/16 and the Health District 7/21/16.
 - The Health Dept. inquired about the serving of food and beverages; Applicant Aaron Rychling stated that no food or beverages will be served on the premises.
 - No Public came forward with comments.
 - Chairman Charles Bardes closed the Public Hearing at 7:42pm.

Wes Shorts made a motion to dismiss Application (PZ-2016-11) of Aaron Rychling for a Special Permit for a Recreational Activity Business (Escapatorium) at #500 Talcottville Road (Assessor's ID: Map #09, Block #15T, Lot/Parcel #216) stating that a special permit isn't necessary as the building already has a special permit in effect for the use that is being applied for. Susan Reudgen seconded the motion and the motion passed unanimously.

4. Other Business / Discussion

4.1 Receipt of Application

4.1.1 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).

- Susan Reudgen made a motion to hold the Public Hearing for Application (PZ-2016-14) at the 8/18/16 PZC meeting. Victor Riscassi seconded the motion and the motion passed 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.

- None

5. Adjournment

Wes Shorts made a motion to adjourn the meeting at 7:50pm. Susan Reudgen seconded the motion and the motion passed unanimously.

Respectfully Submitted,



Audrey Lanz
Recording Secretary