

**Planning & Zoning Commission (PZC)  
Approved Minutes  
Thursday November 2, 2017  
7:30 PM  
Probate Court, First Floor  
Vernon Town Hall, Memorial Building  
14 Park Place  
Rockville / Vernon, CT**

RECEIVED  
VERNON TOWN CLERK  
17 NOV 27 AM 10:30

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

- Meeting was called to order by Chairman Charles Bardes at 7:30pm.
- Regular members present: Chairman Charles Bardes, Wes Shorts, Ronald Scussel, Joseph Miller, Roland Klee and Susan Reudgen.
- Absent Members: Iris Mullan (Alternate)
- Staff present: Marina Rodriguez, Town Planner
- Recording secretary: Cassandra Minor

**2. Administrative Actions / Requests**

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

Wes Shorts motioned to accept the agenda as presented. Joseph Miller seconded and the motion passed unanimously.

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

- None

**2.3 Acceptance of Minutes**

The minutes from the October 19, 2017 meeting and the Special Meeting of October 26, 2017 to be reviewed at the next scheduled meeting on November 16, 2017.

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

**3.1 Application [PZ-2017-16] of Kevin Hull for a Special Permit for a Home Based Business for Firearm Transfers at #26 Jeff Road (Assessor's ID: Map #130, Block 165, Lot/Parcel #66A12).**

- Town Planner Marina Rodriguez read into record the public notice that was published in the Journal Inquirer on October 21, 2017 and October 28, 2017.
- Abutter notices were mailed notification October 25, 2017.
- The following Town and staff comments submitted to record: Town Planner: October 25, 2017, Traffic Authority: October 11, 2017, Building Official: October 10, 2017, Zoning Enforcement Officer: October 11, 2017, Wetlands Enforcement Officer: October 10, 2017, North Central District Health Department: October 16, 2017, Fire Marshal: October 12, 2017.

- Maureen Hull, property owner, spoke on behalf of the application.
- Kevin Hull, property owner, spoke on behalf of the application.
- Appointment only - 1 vehicle and 1 person at a time.
- Packages sent to home are adult signature packages only.
- Applicants typically work dealer to dealer.
- Will abide by all State of Connecticut Police and Alcohol, Tobacco and Firearms Agency laws.
- High quality alarm system installed on entire premises.
- Kitchen table to be “transfer area” and product/products to be stored in a secured locked area until time of transfer.
- Cannot conduct transfer past 7:00pm per state law.
- No area to “try” product on premises.
- Public hearing closed at 7:46pm with no public comments.

Susan Reudgen made a motion to approve application [PZ-2017-16] of Kevin Hull for a Special Permit for a Home Based Business for Firearm Transfers at 26 Jeff Road which is the Assessors ID: Map #130, Block 165, Lot/Parcel #66A12 for Special Permit 3.29.3 which is for a Major - Type 2 home based business with one stipulation that they must abide by the request of the North Central District Health Department and follow up with them. Ronald Scussel seconded and the motion passed unanimously.

#### **4. Other Business/Discussion**

**4.1 Receipt of Application [PZ-2017-19] of William Bellock for a Modification of an already approved Plan of Development at #1 Ellington Avenue (Assessor’s ID: Map #23, Block #98, Lot/Parcel 14).**

The Public Hearing will be scheduled for December 21, 2017.

**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 motioned to adjourn the meeting at 8:02pm. Susan Reudgen seconded the motion and the motion passed unanimously.

Respectfully Submitted,



Cassandra Minor  
Recording Secretary