

TOWN OF VERNON
CONSERVATION COMMISSION
Vernon, CT

Posted 4/15/2020 SB

Meeting Notice
Monday, April 20, 2020, 7:00 P.M.
VIA TELECONFERENCE
Phone: 1-646-876-9923
Meeting ID: 988 5320 7844
Call in Password: 446536

Or

Join Zoom Meeting

<https://zoom.us/j/98853207844?pwd=Y3F4cDZ2TWVKc29XOHFuMUUpvdDFqUT09>

Password: 5Td4aD

AGENDA

1. Call to Order and roll call
2. Administrative Actions/Requests
 - 2.1 Amendment(s) to Agenda, if any
 - 2.2 Approval of the Minutes of the February 24, 2020 meeting
 - 2.3 Communications received not related to Agenda items, if any
 - 2.4 Letters sent by Conservation Commission last month, if any
 - 2.5 Organizational considerations
3. Open Space Program Update
4. New Business
 - 4.1 Pending Inland Wetlands Applications, if any
 - 4.1.1 [IWC-2020-02], Application of the Town of Vernon Fire Department for a Re-designation of Wetlands and Wetlands Permit by Commission, for the installation of storage units and fire training apparatus at 724 Hartford Tpke. (Assessor's ID: 27, Block 0066, Parcel 0024B). *Public Hearing April 21, 2020.*
 - 4.2 Pending Planning & Zoning Applications, if any
 - 4.2.1 Application [PZ-2020-03] Santini Real Estate Trust for a Zone Change from R-22 to Comprehensive Multi-Family Dwelling Zone, a Preliminary Plan of Development, and a Special Permit for Excavation, in order to develop 56 multi-family units on approximately 6 acres. Parcels included in the application include 195 South St.

RECEIVED
VERNON TOWN CLERK
20 APR 15 PM 1:22

(Assessor ID: Map 39, Block 065B, Parcel 00019), 209 South St. (Assessor ID: Map 39, Block 065B, Parcel 00017), and Assessor ID: Map 39, Block 065B, Parcel 0018A (no address identified).

4.2.2 Application [PZ-2020-04] of Phil Wilson, 713 Realty, for a Modification to a Site Plan of Development to construct an 8,000 s.f. storage building and Special Permits pursuant to Section 15 for the removal in excess of 50 cubic yards of earth and Section 4.10.1.11.9 for outside display areas of greater than 10% of gross floor area located at 713 Talcottville Rd.-Scranton Powersports (Assessor's ID: Map 07, Block 0002, Parcel 0002A).

4.2.3 Application [PZ-2020-05] of Erica Y. Bower for a Special Permit pursuant to Section 4.4.4.8 to operate a Home-Based Business of Major--Type 2: Counseling Services at 131 Echo Ridge Dr. (Assessor's ID: Map 31, Block 0142, Parcel 00181).

4.2.4 Application [PZ-2020-06] of Greg McCracken for a Special Permit pursuant to Section 15 of the Town of Vernon Zoning Regulations for the removal of material in excess of 50 cubic yards and for the disturbance of more than one-half (1/2) acre of land at 195 West St. (Assessor's ID: 25, Block 0065, Parcel 00035).

- 4.3 Natural Resources
 - Vernal Pools
 - Bolton Lakes Issues
 - Non-Point Source Pollution

5. Other Business/Goals/Discussion

- 5.1 Future Activities
 - a) Annual Goals
 - b) Potential Activities

6. Adjournment

C. Ryan Goad, Chairman
Conservation Commission

Town of Vernon
Conservation Commission
Meeting Minutes
Monday, February 24, 2020 at 7:00PM
Town Hall
14 Park Place, 3rd Floor
Council Chambers
Vernon, CT

RECEIVED
VERNON TOWN CLERK
20 MAR 10 AM 11:40

DRAFT MINUTES

1. Call to Order and roll call, Introduction of new Town Planner George McGregor, AICP
 - Regular members present: Ryan Goad, James Simon and Jason Seacat
 - Absent Members: Richard Clark and Carlos Adamson
 - Staff present: George McGregor, Town Planner
 - Recording secretary: Cassandra Santoro

Meeting was called to order by Ryan Goad at 7:09PM. Town Planner George McGregor introduced himself to the commission. Discussion ensued.

2. Administrative Actions/Requests

- 2.1 Amendment to Agenda, if any
None.

- 2.2 Approval of the Minutes of the January 27, 2020 meeting
Discussion ensued. James Simon added a minor change. Jason Seacat made a motion to approve the minutes of January 27, 2020, as amended. James Simon seconded and the motion carried unanimously.

- 2.3 Communications received not related to Agenda Items, if any
None.

- 2.4 Letters sent by Conservation
Ryan Goad explained an email he sent to Shaun Gately, Economic Development Coordinator, regarding an Application at 19 Grove Street. Discussion ensued.

- 2.5 Organizational considerations.
None.

3. Open Space Program Update
None.

4. New Business

- 4.1 Pending Inland Wetlands Applications, if any
None.

4.2 Pending Application & Zoning Applications, if any

4.2.1 Application [PZ-2020-01] of Jagedev Toor for a Special Permit Use for the sale of alcoholic liquor (package store) at 212 Talcottville Rd. (Assessor's ID: Map 10, Block 15R, Parcel 38)

- George McGregor, Town Planner explained the application to the Commission.
- Discussion ensued.

No objections were made on behalf of the Conservation Commission.

4.3 Natural Resources

- Vernon Pools

Discussion ensued.

- Bolton Lakes Issues

Jason Seacat updated the commission on various topics regarding Bolton Lakes. Topics discussed: Letter of Support for Grant Application, Lake on Hatch Hill and Aquatics Species Survey. Discussion ensued.

- Non-Point Source Pollution

None.

5. Other Business/Goals/Discussion

5.1 Future Activities

a) Annual Goals

Ryan Goad requested anyone that had any annual goals to email him and he will discuss them during his meeting with Town Planner George McGregor on Wednesday February 26, 2020. Discussion ensued.

b) Potential Activities

Discussion ensued.

Discussion ensued regarding parcel of land designated to the dog park. Discussion to follow at a later meeting.

6. Adjournment

James Simon made a motion to adjourn at 7:51PM. Jason Seacat seconded and the motion carried unanimously.

Respectfully,



Cassandra Santoro,
Recording Secretary



**FIRE
STATION
#141**

**EXISTING
CONDITIONS**

Legend

- Re Wetlands
- Water Courses
- Water Bodies
- Streams

1 in = 20 ft

This map was created by
Engineering Dept. 3/18/2020

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FIRE STATION #141

PROPOSED 51. 1-A1V

Legend

- D Water Courses
- D Water Bodies
- Streams

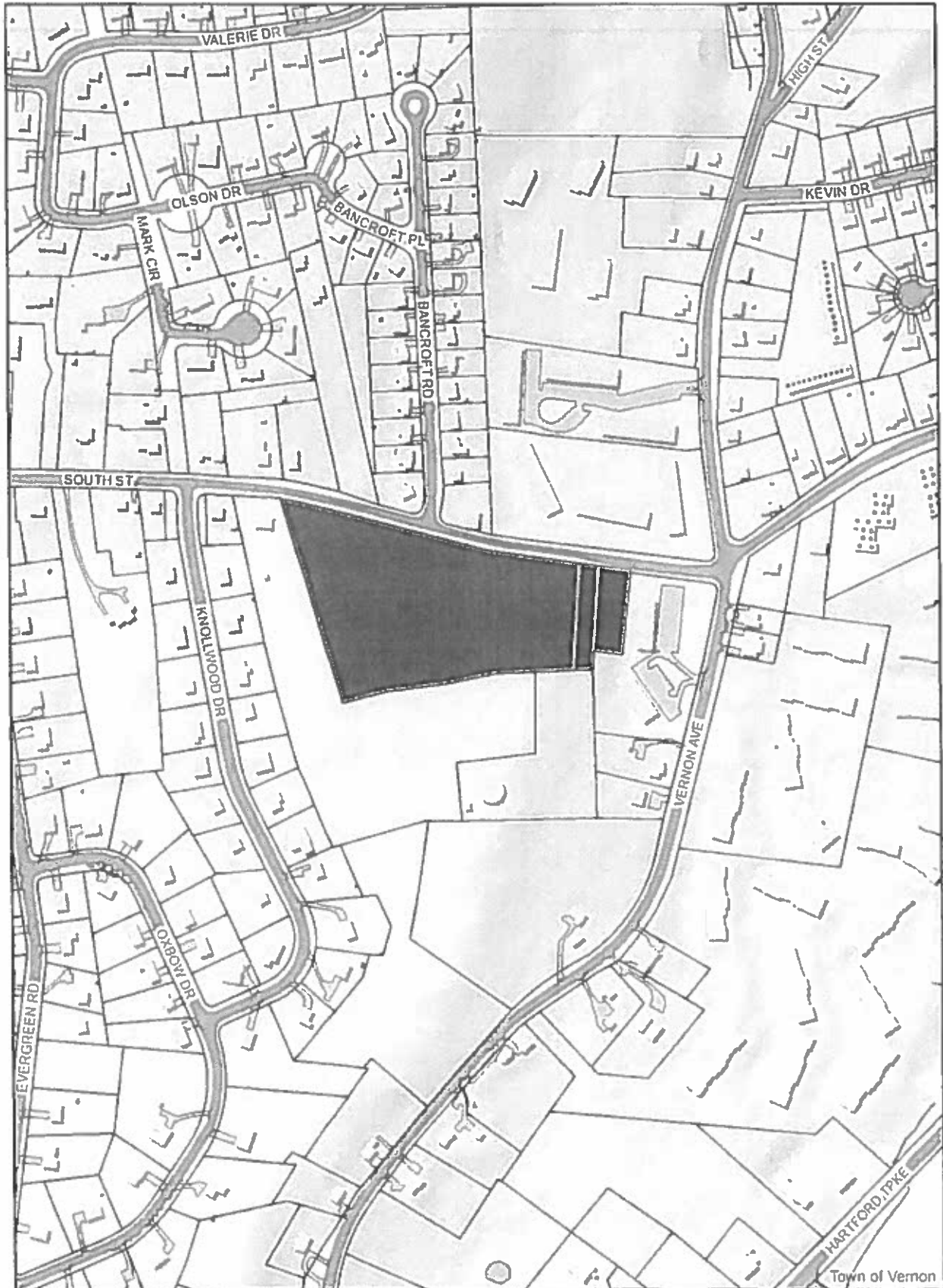
1 in = 20 ft

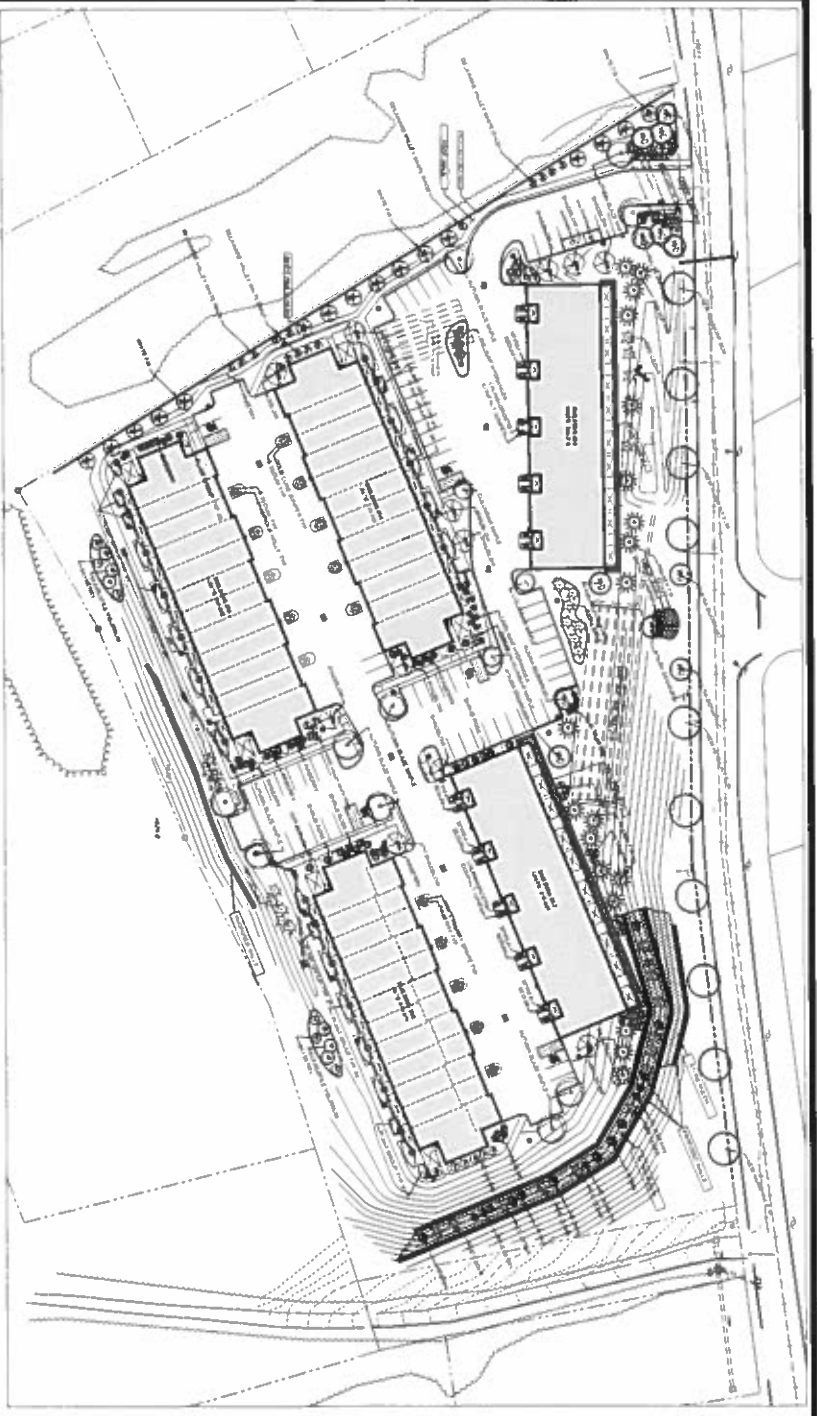
This map was created by Engineering Dept. 3/18/2020

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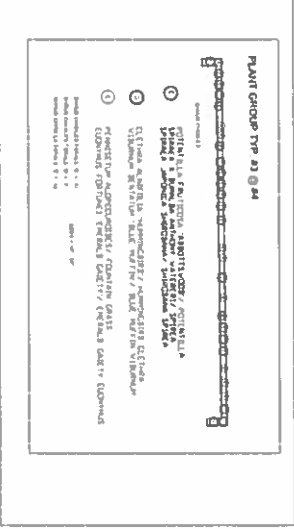
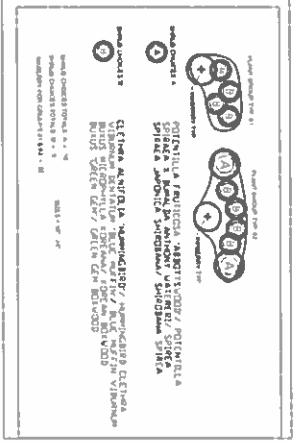
PZ-2020-03 209 South St.





PLANTING SPECIFICATIONS

Plant Code	Plant Scientific Name	Quantity	Size
1	Red Robin	10	3 1/2" CALIPER
2	Red Robin	10	3 1/2" CALIPER
3	Red Robin	10	3 1/2" CALIPER
4	Red Robin	10	3 1/2" CALIPER
5	Red Robin	10	3 1/2" CALIPER
6	Red Robin	10	3 1/2" CALIPER
7	Red Robin	10	3 1/2" CALIPER
8	Red Robin	10	3 1/2" CALIPER
9	Red Robin	10	3 1/2" CALIPER
10	Red Robin	10	3 1/2" CALIPER
11	Red Robin	10	3 1/2" CALIPER
12	Red Robin	10	3 1/2" CALIPER
13	Red Robin	10	3 1/2" CALIPER
14	Red Robin	10	3 1/2" CALIPER

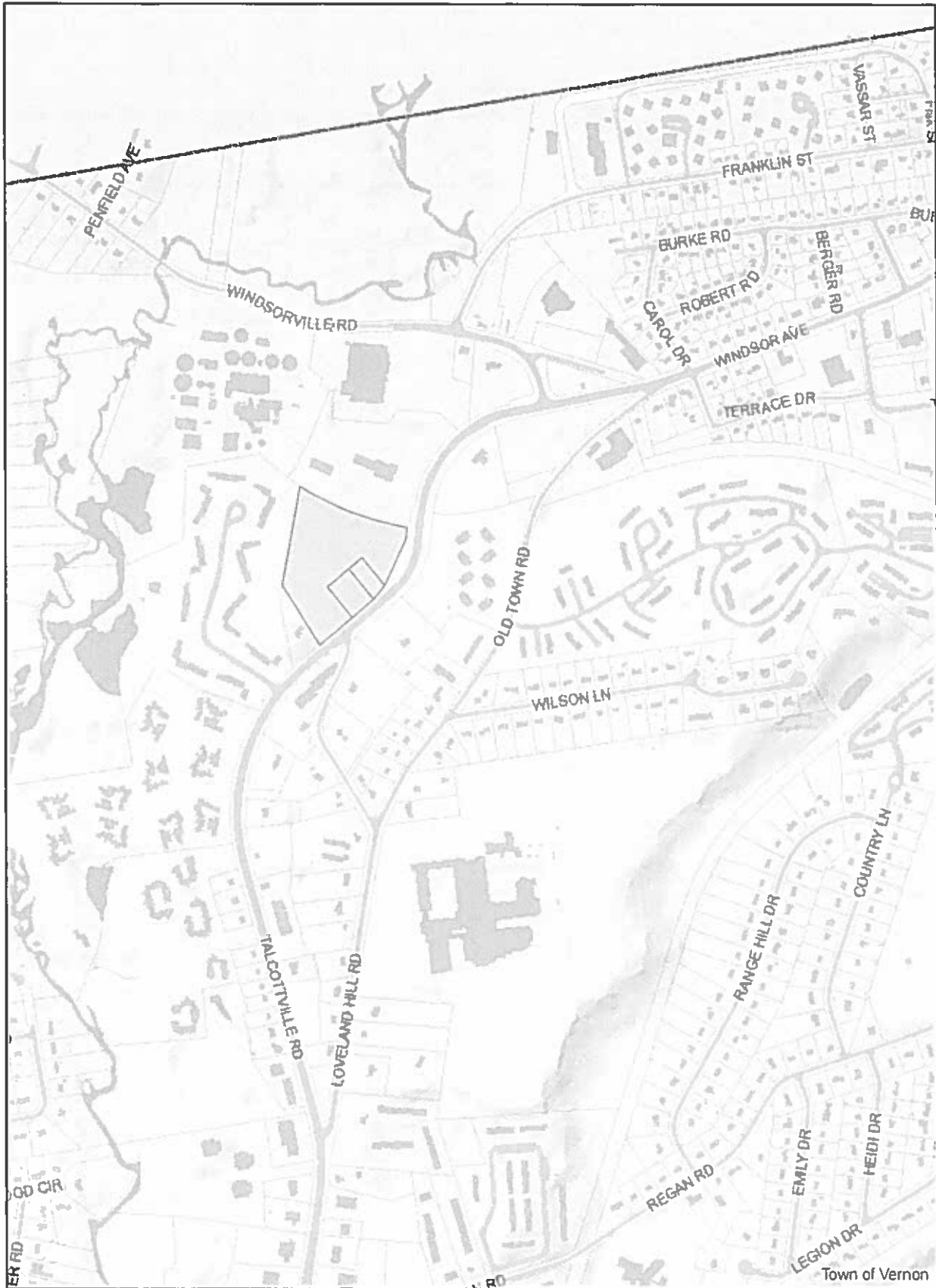


J. ALEXPOULOS
LANDSCAPE ARCHITECT
FEB. 27, 2020

PROPERTY OWNER
SANTINI REAL ESTATE TRUST
1031 HARTFORD TPKE.
VERNON, CT 06066

GRAND LOFTS WEST
209 SOUTH STREE VERNON, CT

PZ-2020-04 713 Talcottville Rd.



PZ-2020-05, 195 West St.





OFFICE OF THE
TOWN PLANNER

TOWN OF VERNON

14 PARK PLACE, VERNON, CT 06066-3291

Tel: (860) 870-3640

E-mail: planning@vernon-ct.gov

MEMORANDUM

TO: Conservation Commission

FROM: George K. McGregor, AICP, Town Planner

SUBJECT: Work Program, Goals, Future Activities

DATE: March 16, 2020

The Chairman and I met on February 25, 2020 to discuss a wide menu of challenges and opportunities facing the Conservation Commission.

As a reminder, the CGS sets forth the roles and responsibilities of a Conservation Commission:

- Shall research and consider the utilization of land area;
- May propose Greenway Planning;
- Shall keep and index of all open spaces;
- May inventory natural resources and watershed management plans;
- May provide recommendations to the PZC and IWC on relevant application matters;

We identified two primary goals: 1) Protection of open spaces and 2) Increase public education on conservation matters. This is a good starting point.

Among other menu items the Commission has considered recently:

- Public education forums/series on multiple topics
 - Conservation principles
 - Road Salt
 - Recycling
 - Vernal Pools
- Implementation of applicable Sustainable CT conservation-related items
- Implementation of Tankerhoosen and other Greenways
- Labeling of infrastructure outfalls
- Coordination with Open Space Task Force

GKM