

**TOWN OF VERNON
CONSERVATION COMMISSION**

Meeting Notice
Monday, October 18, 2021, 7:00 P.M.
Town Hall
14 Park Place, Third Floor
Town Council Chambers
Vernon, CT

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 September 20, 2021 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

None
 - 4.2 Pending Planning & Zoning Applications, if any

PZ-2021-12 Overnight Parking in the PDZ District. A text amendment to the Town of Vernon Zoning Regulations to clarify the intent of Section 4.25.3, related to overnight parking in the PDZ district.
 - 4.3 Natural Resources
 - Vernal Pools
 - Bolton Lakes Issues
 - Non-Point Source Pollution
 - Open Space/Greenways
5. Other Business/Goals/Discussion
6. Adjournment

C. Ryan Goad, Chairman
Conservation Commission

**TOWN OF VERNON, CT
CONSERVATION COMMISSION**

Monday, September 20, 2021, 7:00 P.M.

DRAFT MINUTES

1. Call to Order and roll call

Meeting was called to order at 7:02 p.m. by Chairman Ryan Goad

Members Present: Ryan Goad, James Simon, Nicholas Cranmer

Members Absent: Jason Seacat

Staff Present: George McGregor, Town Planner

2. Approval of Revised Agenda

Mr. Cranmer MOVED to approve the revised agenda, seconded by Mr. Simon; the Motion passed 3-0.

3. Administrative Actions/Requests

Approval of the Minutes of the August 16, 2021 meeting

Mr. Simon MOVED, seconded by Mr. Cranmer, to accept the minutes of the August 16, 2021 meeting. The Motion carried unanimously.

4. Open Space Program Update

The Commission invited the Open Space Task Force (OSTF) to attend and discuss Open Space issues. Ann Letendre and Tom Ouellette, members of the OSTF, were in attendance. Discussion included small, difficult-to-develop parcel opportunities, inventory, process, and easement management.

No action taken.

5. Other Business

Potential Sale of Town Property-36 Cubles Dr. Mr. McGregor explained the location and request for review from Town Administration. The Commission had no comment on the matter.

No action taken.

6. Adjournment

Mr. Cranmer, seconded by Mr. Simon, motioned to adjourn the meeting at 7:50 pm. Motion carried unanimously.

Respectfully submitted,

George McGregor, AICP
Town Planner



TOWN OF VERNON PLANNING & ZONING COMMISSION (PZC)
APPLICATION

(Revised March 2021)

The PZC may require additional information to be provided by the applicant in the course of reviewing the application and during the monitoring of the project. Provide all the information requested.

APPLICANT (S)

NAME: Shaun Gately, Economic Development Coordinator
COMPANY: Town of Vernon
ADDRESS: 55 West Main St.
TELEPHONE: 860-8703637 E-MAIL: sgately@vernon-ct.gov

PROPERTY OWNER (S)

NAME: _____
ADDRESS: _____
TELEPHONE: _____ EMAIL: _____

If the applicant is not the property owner, include a letter from the property owner authorizing the applicant to seek approval by the PZC, if no signature accompanies the application. (ZR Section 2.3)

PROPERTY

ADDRESS: _____

ASSESSOR'S ID CODE: MAP # _____ BLOCK # _____ LOT/PARCEL # _____

LAND RECORD REFERENCE TO DEED DESCRIPTION: VOLUME: _____ PAGE _____

DOES THIS SITE CONTAIN A WATERCOURSE AND/OR WETLANDS? (SEE THE INLAND WETLANDS MAP AND REGULATIONS)

NO YES

NO REGULATED ACTIVITY WILL BE DONE

REGULATED ACTIVITY WILL BE DONE

IWC APPLICATION HAS BEEN SUBMITTED

ZONING DISTRICT _____

IS THIS PROPERTY LOCATED WITHIN FIVE HUNDRED (500) FEET OF A MUNICIPAL BOUNDARY?

NO

YES: _____

CHECK IF HISTORIC STATUS APPLIES:

LOCATED IN HISTORIC DISTRICT: _____

INDIVIDUAL HISTORIC PROPERTY

PROJECT SUMMARY

Describe the project briefly in regard to the purpose of the project and the activities that will occur. Attach to this application a complete and detailed description with maps and documentation as required by the "Town of Vernon Zoning Regulations" and "Town of Vernon Subdivision Regulations".

PURPOSE: Zoning Ordinance Amendment to Section 4.25.3

GENERAL ACTIVITIES: Amend Section 4.25.3 to clarify the intent of the language related to overnight parking.

APPROVAL REQUESTED

___ **SUBDIVISION OR RESUBDIVISION**

- ___ SUBDIVISION (SUB. SEC. 4, 5, 6)
- ___ RESUBDIVISION (SUB. SEC. 4, 5, 6)
- ___ MINOR MODIFICATION OF SUBDIVISION OR RESUBDIVISION (SUB. SEC. 4.6)
- ___ AMENDMENT OF SUBDIVISION REGULATIONS (SUB. SEC. II)

SEE SUBDIVISION REGULATIONS SEC. 4 FOR APPLICATION FEE SCHEDULES.

___ **SOIL EROSION AND SEDIMENT CONTROL PLAN (ESCP)** (ZR SEC. 2.117; 18) (SUB. 6.14)

___ **SITE PLAN OF DEVELOPMENT (POD)** (ZR SEC. 14)

- ___ POD APPROVAL (ZR SEC. 14.1.1.1; 14.1.2)
- ___ MODIFICATION OF AN APPROVED POD (ZR SEC. 14.1.1.1)
- ___ MINOR MODIFICATION OF A SITE POD (ZR SEC. 14.1.1.2)

___ **SPECIAL PERMIT(S)** (ZR SECTION 17.3) SECTION: _____

___ OTHER SPECIAL PERMIT(S). CITE ZR SECTION AND DESCRIBE ACTIVITY:

ZONING:

- ___ SITE SPECIFIC CHANGE OF ZONING DISTRICT AND MAP (ZR SEC. 1.2; 1.3; 4)
- AMENDMENT OF ZONING REGULATIONS (SEC. 1.2; 1.3; 4)

CERTIFICATION AND SIGNATURE

The applicant, undersigned, has reviewed the "Town of Vernon Planning and Zoning Regulations" and completed the application with complete and accurate information:

Property Owner, Applicant, or Applicant's Agent:



APPLICANT OR AGENT SIGNATURE

Shawn Gateley

PRINTED NAME

9-9-21

DATE

OWNER'S SIGNATURE, IF DIFFERENT

PRINTED NAME

DATE

4.25.3 - Permitted and Prohibited Uses:

There are no permitted uses or Special Exceptions in this zone. Prohibited uses and activities include, but are not limited to, those uses and activities that would pose an unreasonable risk of having a significant adverse impact upon the surface water or groundwater resources of the Tankerhoosen River Watershed, including but not limited to, the following: Gasoline sales; automotive, sales, service, repairs or storage; the garaging or overnight parking of trucks (not including trucks or other vehicles associated with, or accessory to uses such as manufacturing, distribution, retail, storage, etc... permitted through the special permit process and deemed to have met or exceeded the purpose of the district) or recreation vehicles (RV's); dry cleaning or commercial laundry facilities; car wash facilities; film processing or commercial photographic processing; junk yards; industrial waste storage or processing facilities; and the manufacture, treatment, handling, transportation, disposal or storage of hazardous materials, including bulk fuel storage.

USE THIS FORM ONLY IF THE REQUIREMENTS OF
8.3(a)/22-a-42a(b) OF THE C.G.S. MUST BE MET

RECEIPT FOR DOCUMENTS SUBMITTED FOR PUBLIC INSPECTION

Applicant shall file a copy of any proposed regulation Amendment, Zone Change, or Wetlands Redesignation with the Town Clerk ten (10) days prior to the hearing as per **Section 8-3(a) AND (d) AND 22a-42a (b)** of the General Statutes. Certification of the filing under these sections by the applicant must be presented at the public hearing.

TO: VERNON TOWN CLERK
FROM: Shaun Gately
REFERENCE: PZ-2021-12 Overnight parking in PDZ
DATE: _____

The attached documents, consisting of:
Zoning Text Amendment and supporting documentation
related to Section 4.25.3

Are being submitted for public inspection under CSG 8-3(a)/22a-42a (b).

Received: _____
Vernon Town Clerk Signature: _____
Date: _____