

**TOWN OF VERNON, CT
CONSERVATION COMMISSION**

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

DRAFT MINUTES

1. Call to Order and roll call

Meeting was called to order at 7:00 p.m. by Chairman Ryan Goad

Members Present: Ryan Goad, Nicholas Cranmer, Jim Simon

Members Absent: Jason Seacat

Staff Present: George McGregor, Town Planner

2.1 Approval of Agenda

No additions.

2.2 Administrative Actions/Requests

Approval of the Minutes of the November 15, 2021 meeting

Mr. Simon MOVED, seconded by Mr. Goad, to accept the minutes of the November 15, 2021 meeting. The Motion carried unanimously.

4.2 Pending Planning & Zoning Applications

PZ-2021-19, Village at Naek Road. An Application of Rashid Hamid for a Site Plan and Special Permits to allow a 70-unit apartment development on multiple parcels located at 291 and 293 Talcottville Rd. (Assessor ID: Map 3 Block 4 Parcels 9A & 9E) and at 27, 32, 37, 38, and 46 Naek Rd. (Assessor ID: Map 3 Block 4 Parcels 008-8, 7, 4, 6, 5). Specials Permits requested from the Planned Develop Zone-Gerber Farm zoning district (PDZ) include Section 4.24.4.3.2 (multi-family units); 4.24.3.15.1 (more than 40 off street parking spaces); 4.24.4.3.15.2 (proposed structures within 200 feet of a residential structure); Section 4.24.4.3.15.3 (proposed parking within 200 feet of a residential structure); Section 4.24.4.3.15.4 (aggregate square footage in excess of 25,000 sq. ft.); Section 4.24.4.3.15.9 (a development having less than the required yards).

Mr. McGregor briefed the Commission on this pending application with attention paid to the proposed pedestrian Trail along the Hockanum river.

No action taken.

4.3 Natural Resources

Bolton Lakes Appointment-Mr. Goad MOVED, seconded by Mr. Simon to appoint Mr. Goad as representative of the Commission to the Bolton Lakes Watershed Conservation Alliance. Motion carried unanimously

6. Adjournment

Mr. Simon, seconded by Mr. Cranmer, motioned to adjourn the meeting at 7:21 pm. Motion carried unanimously.

Respectfully submitted,


George McGregor, AICP
Town Planner