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**TOWN OF VERNON
CONSERVATION COMMISSION**

Regular Meeting Notice

Monday, February 27, 2023 at 7:00 P.M.

14 Park Place, Council Chambers (3rd Floor) Vernon, CT 06066

AGENDA

1. **Call to Order and Roll Call**

2. **Administrative Actions/Requests**

2.1 Approval of the Minutes – January 23, 2023

3. **New Business**

3.1. Presentation by Martin Sitler, Director, Vernon Parks and Recreation

3.2 Regular meeting on March 20, 2023

3.3 Update regarding Planning and Zoning/Inland Wetlands Applications, if any:

- **APPROVED - PZ-2022-16, 985 Hartford Turnpike** - An application of Edward Johansen for a Site Plan and Special Permit (4.10.4.4) to renovate existing building for used car dealership and limited general repair, extend bituminous driveways into parking lot, spread current onsite fill piles at **985 Hartford Turnpike** [Tax Map 38, Block 72, Parcel 30]. The property is zoned Industrial.
- **APPROVED WITH CONDITIONS - PZ 2023-01 – 234 Talcottville Road** – An application of Benjamin Tinsley (Prime Wellness of Connecticut) for Site Plan and Special Permits (4.9.4.10 and 4.9.4.15.6) for a hybrid cannabis dispensary and cannabis retailer. The property is zoned Commercial [Map #10, Block #15, Lot #40].
- **APPROVED - PZ 2023-02, 10 Snipsic St.** – Application of Adam Wing, Project Engineer, Connecticut Water Company to construct a building for new aeration equipment to replace the aging infrastructure and storage building for equipment that is stored onsite for the treatment plant and reservoir Property is zoned Restricted Watershed [Map #45, Block #123, Lot #3].
- **PZ 2023-03 – 0 Gerber Boulevard** An application of Clifton Chapman for a Site Plan, Erosion & Sedimentation Control Plan and Special Permits (4.24.4.3.1.; 4.24.4.3.4; 4.24.4.3.6; 4.24.4.3.10; 4.24.4.3.11; 4.24.4.3.15.1; 4.24.4.3.15.4) to construct two 14,000 square foot buildings for light industrial/ commercial uses. The property is zoned Planned Development Zone. [Map 04, Block# 0004, Lot #008A7]
- **CGS 8-24 – 686 Dart Hill Rd.**
Receipt of Land from Vernon Greenways to be used as open space.

RECEIVED
VERNON TOWN CLERK
23 FEB 21 AM 9:48

4. Other Business/Goals/Discussion

4.1 Discussion - Vernon Holistic Health Fair, April 15 and 16, 2023, Vernon Center Middle School.
Guest - C. Ryan Goad

4.2 Discussion - Plan of Conservation and Development - *Implementation Plan, if any*

5. Adjournment

**TOWN OF VERNON
CONSERVATION COMMISSION**

Regular Meeting Notice

Monday, January 23, 2023 at 7:00 P.M.

14 Park Place, Council Chambers (3rd Floor) Vernon, CT 06066

DRAFT MINUTES

RECEIVED
VERNON TOWN CLERK
23 JAN 24 AM 11:48

1. Call to Order and roll call

Commissioner Cranmer called the meeting to order at 7:00 pm. **Commission members present:** Nicholas Cranmer, Jason Seacat, and Jeanette Smith. **Commission members absent:** Jeffrey Carlson. **Also present:** Karl Hasel, Vice President, Northern CT Land Trust, Ashley Stephens, Town Planner and Leslie Campolongo, Planning Specialist.

2. Administrative Actions/Requests

2.1 Approval of the Minutes - October 17, 2022 - Motion made by Commissioner Cranmer, seconded by Commissioner Smith to approve minutes as presented. Motion carried unanimously.

3. New Business

- Presentation by Karl Hasel, Northern CT Land Trust

Mr. Hasel's Powerpoint presentation on the Northern CT Land Trust (NCLT) began at 7:04 pm and concluded at 7:22 pm. Discussion regarding the presentation ensued. Topics discussed included the NCLT Annual report and budget, additional partnerships, volunteerism, and the Webster Preserve signage.

- Update regarding Planning and Zoning/Inland Wetlands Applications, if any:

Ms. Stephens provided a verbal update on the following projects. Discussion ensued.

- **PZ 2023-01 – 234 Talcottville Road** – An application of Benjamin Tinsley (Prime Wellness of Connecticut) for Site Plan and Special Permits (4.9.4.10 and 4.9.4.15.6) for a hybrid cannabis dispensary and cannabis retailer. The property is zoned Commercial [Map #10, Block #15, Lot #40].

No action taken.

- **PZ-2022-16, 985 Hartford Turnpike** - An application of Edward Johansen for a Site Plan and Special Permit (4.10.4.4) to renovate existing building for used car dealership and limited general repair, extend bituminous driveways into parking lot, spread current onsite fill piles at **985 Hartford Turnpike** [Tax Map 38, Block 72, Parcel 30]. The property is zoned Industrial.

No action taken.

PZ-2022-17, Baker Road (Scenic Road) - An application of Shaun Gately, Director of Development Services, Town of Vernon, to make improvements to the current wire rope guide-rail system on Baker Road, a designated scenic road. The property is zoned Open Space.

No action taken.

IWC-2023-01, 10 Snipsic St. – Application of Adam Wing, Project Engineer, Connecticut Water Company to construct a building for new aeration equipment to replace the aging infrastructure and storage building for equipment that is stored onsite for the treatment plant and reservoir Property is zoned Restricted Watershed [Map #45, Block #123, Lot #3].

Request was made by the Commission for future agendas to include application/plans in packet where applicable.

No action taken.

4. Other Business/Goals/Discussion

4.1 Discussion - Vernon Holistic Health Fair, April 15 and 16, 2023, Vernon Center Middle School.

The Commission discussed its participation in the Health Fair. Ms. Stephens advised the Commission that any fees for participation would be waived as a Town commission. Discussion ensued regarding material to be presented, copies of such material, budget of the Commission. Commission requested to invite Mr. Ryan Goad to the next meeting to discuss past experience with the Fair and information presented there. Ms. Stephens will communicate with Mr. Goad to determine his availability to attend.

4.2 Discussion - Plan of Conservation and Development - *Implementation Plan, if any*

Discussion took place regarding the implementation plan, additional partnerships to be fostered by the Commission, identifying/targeting urban green space in Town.

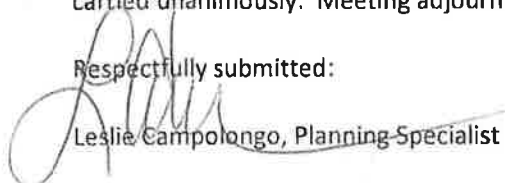
Potential additional partnerships include the CT League of Conservation Voters and organization collaboratives within the Town such as the Vernon Volunteers' Collaborative and the Vernon Community Network.

Ms. Campolongo will send additional information regarding the Plan of Conservation and Development, the Implementation Plan, and the budget portion of the NCLT Annual report to Commission members.

5. Adjournment

Mr. Cranmer motioned to adjourn the meeting. Motion seconded by Commissioner Seacat. Motion carried unanimously. Meeting adjourned at 8:13 pm

Respectfully submitted:



Leslie Campolongo, Planning Specialist



OFFICE OF THE
TOWN PLANNER

TOWN OF VERNON

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MEMORANDUM

TO: Town of Vernon Planning and Zoning Commission

FROM: Ashley Stephens, Town Planner

SUBJECT: CGS 8-24 Referral – 686 Dart Hill Rd

DATE: February 2, 2023

The Town of Vernon has requested a CGS 8-24 referral to accept 686 Dart Hill Road from Vernon Greenways Volunteers. In 2000, a parcel of property bordering on Dart Hill Road and the Dart Hill South Park was transferred to the Friends of the Hockanum Park Linear Park of Vernon, Inc. to expand the trail system in Vernon. The intention was to transfer the parcel to the Town of Vernon, but was never done.

The Friends of the Hockanum Park Linear Park of Vernon, Inc. was merged with Vernon Greenway Volunteers in 2022, and renamed themselves to Vernon Greenways Volunteers, Inc. Vernon Greenway Volunteers, Inc. now holds the titled and wants to carry out the original plans of transferring this parcel to the Town of Vernon.

The state statute declares:

"No municipal agency or legislative body shall (1) locate, accept, abandon, widen, narrow or extend any street, bridge, parkway or other public way, (2) locate, relocate, substantially improve, acquire land for, abandon, sell or lease any airport, park, playground, school or other municipally owned property or public building, (3) locate or extend any public housing, development, redevelopment or urban renewal project, or (4) locate or extend public utilities and terminals for water, sewerage, light, power, transit and other purposes, until the proposal to take such action has been referred to the commission for a report."

The intent in this consideration is for the Commission to review the proposed action and issue a finding on its consistency or lack thereof with the Plan of Conservation and Development.

The town would continue this parcel's use for passive recreation. It was used to connect the trails that are on surrounding parcels and will remain that way to foster open space and trail connectivity. Per Section 8.1 of the POCD- Foster open space and trail connectivity, the acceptance of this parcel fits in with the goals of the POCD.

Draft Motion:

Moved, that the Planning & Zoning Commission finds that the acceptance of 686 Dart Hill Road is consistent with the Plan of Conservation and Development.

686 Dart Hill Rd



January 27, 2023

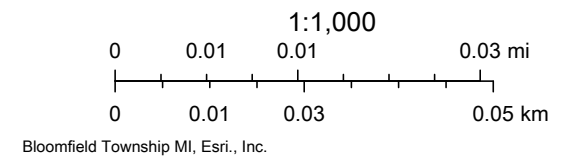
TaxParcelPublishing 2019

Redesignated State Wetlands

Green: Band_2

Red: Band_1

Blue: Band_3





Town of Vernon, CT




February 1, 2023

TaxParcelPublishing 2019

 Red: Band_1

 Green: Band_2

 Blue: Band_3

1:2,000

0 0.01 0.03 0.06 mi

0 0.03 0.06 0.11 km

Bloomfield Township MI, Esri, Inc.

GIS Dept
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