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TOWN OF VERNON  
CONSERVATION COMMISSION

Regular Meeting

Monday, August 21, 2023 at 7:00 P.M.

14 Park Place, Town Council Chambers (3<sup>rd</sup> Floor) Vernon, CT 06066

AGENDA

RECEIVED  
VERNON TOWN CLERK  
23 AUG 10 PM 5:30

1. Call to Order and Roll Call
2. Administrative Actions/Requests
  - 2.2 Approval of the Minutes – May 15, 2023
3. New Business
  - 3.1 - Update regarding Planning and Zoning/Inland Wetlands Applications, if any:

PLANNING AND ZONING APPLICATIONS

- **APPROVED PZ 2023-06 - 367 TALCOTTVILLE RD** - An application of Stephen Giudice, Harry E. Cole & Son on behalf of Marco Enterprise Management LLP, for **Special Permits** [4.20.4.3, 4.20.4.13.4 and 4.20.4.13.6] to construct a 34,320 sq. ft. building addition. The property is zoned Special Economic Development (SED). [Map #04, Block #0004, Lot #0006A]
- **APPROVED PZ2023-07 - 212 and 218 TALCOTTVILLE RD** – Application of Robert Blanchette, Borghesi Building-Engineering for **Site Plan and Special Permits** (4.9.4.15.1) to construct a 20,245 sf +/- retail plaza, associated parking and grading. This lot to be combined with 218 Talcottville road upon approval. The parcel is zoned Commercial [Map #10, Block #015R, Lot #00038 and Map #10 Block #015R, Lot #00039]
- **APPROVED PZ2023-07 - 212 and 218 TALCOTTVILLE RD** – Application of Robert Blanchette, Borghesi Building-Engineering for a **Zone Change** for the parcels containing Residential and Commercial zones. [Map #10, Block#015R, Lot #00038 & Map #10, Block#015R, Lot #00039].
- **APPROVED PZ 2023-10 – 38 EAST MAIN ST** - Application of Garrett Homes, LLC c/o Hallisey, Pearson & Cassidy Engineering Associates, Inc. on behalf of West Hartford Gas Inc. for a Site Plan of Development for the proposed **construction of one-story 10,764 sq. ft. retail use building**, demolition of the two existing buildings, 36 space parking lot and associated site improvements. The property is zoned Historic District—Downtown Business & Residential (DBR) and lies within the Rockville Village District Overlay Zone (RVDOZ) [Map # 40, Block# 0090, Lot # 0001A].
- **APPROVED PZ 2023-11** - Application of Ashley Stephens, Town Planner, on behalf of the Town of Vernon, for **text amendments to the Town of Vernon Zoning Regulations** to identify/clarify the Planning and Zoning Commission as the acting body on regulations and design, introduce new procedural regulations and other minor text edits.

INLAND WETLAND/WETLAND AGENT APPROVAL APPLICATIONS

- **APPROVED WA 2023-03 - 367 Talcottville Rd.**  
For work proposed within 100' of a wetland boundary to add a 34,320 sq. ft building addition with associated pavement and drainage improvements.

- **APPROVED WA 2023-06 – South St.**  
For work proposed within 100' of a wetland boundary to construct sidewalks adjacent to South Street.
- **APPROVED WA2 023-07 – 100 Windsorville Rd.**  
For work proposed within 100' of a wetland boundary, to bypass pumping, install backup generator, electrical enclosure, force main with bypass, plant water connection, and site restoration.
- **APPROVED WA 2023-11 – 45 Hartford Turnpike**  
For work proposed within 100' of a wetland boundary to remove vegetation and pruning of overgrowth along the Hockanum River.
- **APPROVED WA 2023-12 - 108 Lake St.**  
For work proposed within 100' of a wetland boundary to add a 20x40 inground pool.
- **APPROVED WA 2023-13 - 185 Lake St.**  
For work proposed within 100' of a wetland boundary to install a drainage culvert, filling and brush removal, and install a sidewalk as part of the Stand-Alone Sidewalk Project.
- **APPROVED WA 2023-14 - 90 Wildwood Rd**  
For work proposed within 100' of a wetland boundary to construct a 12'x12' deck.
- **APPROVED WA 2023-15 - 30 Susan Rd.**  
For work proposed within 100' of a wetland boundary to install a 500-gallon propane tank underground and run a gas line to the home.
- **APPROVED IWC-2023-07, 212 and 218 TALCOTTVILLE RD.** Application by Rob Blanchette, Borghesi Building and Engineering Co., Inc. for a Wetlands Permit for significant activity with site disturbance from ½ to 2 acres to construct a 20,245 sf +/- retail plaza and associated parking and grading.
- **APPROVED IWC 2023-12 108 Lake St.**  
Application of Ashley Stephens, on behalf of the Town of Vernon for a Wetlands Re-Designation to allow the wetlands designation reflected on the original site plan filed for the property, to be reflected on the Town of Vernon's wetlands map.

3.2 – Discussion – Conservation Commission webpage updates

4. **Other Business/Goals/Discussion/Information**

- 4.1 Information - Upcoming town events
  - Sept. 30, 2023 – New England Civil War Museum - Living History Day
  - Dec. 1, 2023 – WinterFest (tentative)
- 4.2 Other Business

5. **Adjournment**