

Town Clerk

Conservation Commission

Town of Vernon
Monday, February 10, 2014
DRAFT Minutes
7:00 P.M.

Council Chambers, 3rd Floor, 14 Park Place
Rockville/Vernon, CT

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1. Call to Order & roll call

Meeting was called to order at 7:00 PM.

Regular Members Present: Thomas Ouellette, C. Ryan Goad, Logan Senack and H. Russell Kunz. Town staff present was Shaun Gately, Economic Development Coordinator.

2. Administrative Actions

A. Acceptance of Minutes of January 27, 2014.

Commissioner C. Ryan Goad seconded by Commissioner Logan Senack moved to approve the minutes of the January 27, 2014. Motion passed unanimously.

B. Communications

The Commission received information about the 2014 Connecticut Land Conservation Council Conference to be held on Saturday, March 15, 2014 at Wesleyan University.

C. Application related Correspondences: IWC & PZC applications:

Application (**IWC-2014-01**) of Ed Johansen for a wetlands redesignation and a wetlands permit to perform work within an upland review area at #458 Talcottville Road (Mill Street Auto) (Assessor's: Map #9, Block #15T, Lot/Parcel 21D).

Application (**PZ-2014-02**) Ed Johansen dba Mill Street Auto for a Special Permit and Site Plan approval to establish an automotive service and repair facility and for DMV locational approval for the use at #458 Talcottville Road (Mill Street Auto) (Assessor's: Map #9, Block #15T, Lot/Parcel 21D).

After a discussion, it was agreed that Commissioner C. Ryan Goad would draft a letter to the applicant, Inland Wetlands Commission and Planning and Zoning Commission pertaining to concerns relative to the wetlands redesignation and wetlands permit. Concerns raised included the leaking and containment of waste products such as solvents and antifreeze, the exposure of tires and the scrap storage area's effect on the environment. The Commission also questioned what type of application would be used to prevent leakage of fluids on the property and

from going into the storm drains and/or the brooks located adjacent to the property. The application will also be reviewed at the Inland Wetlands Commission on February 25, 2014 and at a public hearing with Planning and Zoning on March, 6, 2014.

Application (**PZ-2014-03**) of Brian Liistro on behalf of Vernon Manor Health Care Center, LLC for Special Permits to (1) exceed permitted lot coverage to 25.7%, (2) expand residential development in an Aquifer Protection Zone, and (3) modify the approved Site Plan to accommodate the building additions, add 13 parking spaces, and make other exterior site improvements at #180 Regan Road (Assessor's ID: Map #21, Block #021F, Lot/Parcel #00091).

After a discussion, it was agreed that Commissioner Logan Senack would draft a letter suggesting the use of porous pavers in proposed parking and terrace areas, as appropriate. The project report dated January 23, 2014 was reviewed and discussed by the Commission and Mr. Gately. The public hearing with Planning and Zoning for this application will take place on February 20, 2014.

Mr. Gately reported that Spare Time Bowling, located on Talcottville Road, is seeking an application to add additional lanes on the south side of the property. There were no concerns pertaining to this information.

D. Letters sent by Conservation Commission last month

None received.

E. Organizational considerations

There was a discussion relating to sending "draft" minutes to the Commission members to be reviewed prior to its posting. It was also suggested that guest speakers should be scheduled for light agenda meetings.

3. Continuing Business

A. Invasive aquatic plants and lake management

No report.

B. Bolton Lakes Issues

C.

- *Friends of Bolton Lakes activities*

A concern was raised regarding watershed management pertaining to the water level of the lakes in the event of heavy rainfall and whether or not an emergency plan had been prepared. Mr. Gately informed the Commission that the email he received was forwarded on to Michael Pucaro.

- *Bolton Lakes Watershed Conservation Alliance*

There were meetings held on January 20, 2014 and February 3, 2014 and Mr. Dick Raymond, from the Department of Energy and Environmental Protection, Forestry Div., spoke about the Atlantic White Cedar forest,

which is present on in Tolland on Upper Bolton Lake and in Coventry near Middle Bolton Lake.

Raymond also reported that farmland and wetlands in the watershed are decreasing due to residential development. He reported that the forest surrounding the Upper Lake is ecologically mature and subject to catastrophic damage during catastrophic weather. He noted that Atlantic White Cedar forests are susceptible to changes in ground water levels. The White Cedar forest on Upper Bolton Lake comprises 4% of the total watershed, while that in Coventry comprises 2% of the total watershed. The Upper Bolton Lake stand may be of better quality due to its isolation on the lake. Raymond noted that the watershed includes a diversity of plants and wildlife.

- *Bolton Lakes ERT Report*

Commissioner Tom Ouellette reported that the Bolton Lakes ERT Report is completed and there should be a final report at the end of the month.

C. Inter-town Collaboration

Commissioner Logan Senack reported he has not heard back from the Manchester Conservation Commission but will await their responses.

D. Open Space Program

No report, however, Commissioner Tom Ouellette distributed an up-to-date Open Space report prepared by Ann Letendre.

E. Tulip Tree Trail maintenance

Commissioner Ryan Goad reported that the hike on February 1, 2014 was well attended, the trail was in good condition and is being used. He reported that the Appalachian Mountain Club is planning another hike in early May.

4. New Business

No report

5. Other Goals

No report

6. Adjournment

Meeting adjourned at 8:13 PM.

Respectfully submitted,
Peggy A. Jackle
Recording Secretary