

**TOWN OF VERNON
CONSERVATION COMMISSION**

**Approved Minutes
Monday, September 16, 2019
7:00 p.m.**

**Town Hall, 14 Park Place
3rd Floor, Council Chambers, Vernon, CT**

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1. Call to Order and Roll Call

Meeting was called to order at 7:03p.m. by Chairman Ryan Goad. Also present were Commission members Richard Clark, James Simon, Jason Seacat and Alternate Carlos Adamson

Staff Present: Shaun Gately, Interim Director of Planning and Development
Kathleen Minor, Recording Secretary

2. Administrative Actions/Requests

2.1 Amendment to Agenda, if any

- None

2.2 Acceptance of the Minutes of the August 19, 2019 meeting

James Simon motioned to approve the minutes of the August 19, 2019 as presented. Jason Seacat seconded and the motion passed unanimously.

2.3 Communications received not related to agenda items

- None

2.4 Letters sent by Conservation Commission last month

- None

2.5 Organizational considerations

- No discussion

3. Open Space Program Update

- Chairman Goad stated that Ann Letendre will try to attend the next meeting to discuss the Watershed Management Plan. She also wanted to inform the Commission that the Meetinghouse Hill/Strong Farm Pastures fundraising effort met its intended goal.

4. New Business

4.1 Riffle Bioassessment by Volunteers (RBV)

The event is scheduled for October 5, 2019 at the Tolland Agricultural Center starting with a brief presentation at 9am.

4.2 Pending Inland Wetlands Applications:

Application [IWC-2019-03] of Jacob Ziter, for a Redesignation of Wetlands, for future home construction, at **40 Dockerel Road** (Assessor's ID: Map 51, Block 0138, Parcel 0004B).

- Application was discussed and no action was taken.

Application [IWC-2019-04] of Kenneth J. Boynton, for a Wetlands Permit by Commission, for construction of a single family housing development containing 15 units, driveways, utilities, site grading and storm-water management system, at **652 Dart Hill Road** (Assessor's ID: Map 04, Block 0004, Parcel 00002).

The commission discussed their concerns. Jason Seacat motioned that a letter will be drafted to the Inland Wetlands Commission to highlight those concerns. Motion was seconded by Richard Clark and carried unanimously.

Application [IWC-2019-05] of Chilstone, LLC by Evan Gerber, Member, for a Redesignation of Wetlands, and Wetlands Permit by Commission, for the construction of a 4 unit apartment building, parking and associated infrastructure, at **624 Dart Hill Road** (Assessor's ID: Map 04, Block 0004, Parcel 0001A).

The commission discussed their concerns. Jason Seacat motioned that a letter will be drafted to the Inland Wetlands Commission to highlight those concerns. Motion was seconded by James Simon and carried unanimously.

4.3 Pending Planning & Zoning Applications:

Application [PZ-2019-09] of Kenneth Boynton, for a Zone Change from PDZ Gerber Zone to the Comprehensive Multi-Family Dwelling Zone, Special Permits and Preliminary Plan of Development for 15 new single family units at **652 Dart Hill Road** (Assessor's ID: Map 04, Block 0004, Parcel 00002).

Application [PZ-2019-10] of Robert O'Malley, for a Special Permit for Excavation/Stone Removal on a **Vacant Lot on Hatch Hill Road** having 62.60 acres (Assessor's ID: Map 50, Block 0138, Parcel 00003).

Application [PZ-2019-11] of the Olender Family Limited Partnership, for a Zone Change to multiple parcels, **718 Talcottville Road**, from the Industrial Zone to the PRD Zone (Assessor's ID: Map 07, Block 0026, Parcel 0001A), **118 Loveland Hill Road**, from the R-22 Zone to the PRD Zone (Assessor's ID: Map 07, Block 0026, Parcel 0007), and **110 Loveland Hill Road**, from the R-22 Zone to the PRD Zone (Assessor's ID: Map 07, Block 0026, Parcel 0006).

- Applications were discussed and no action was taken.

- 4.4 Natural Resources
- Vernal Pools –
 - No discussion
 - Bolton Lakes Issues –
 - A discussion took place regarding floating islands that appear in Bolton Lake from time to time. Marty Sitler, Director of Public Works, sent a picture to David Smith, Town Engineer. Commissioner Jason Seacat explained that he sees them every year and this happens when methane gas releases beneath the lake organic material breaks loose and floats up forming these floating islands.
 - Non-Point Source Pollution
 - Commissioner James Simon discussed road salt concerns

5. Other Business/Goals/Discussion

5.1 Future Activities

- No discussion

5.2 Sustainable CT –

A) Submission update

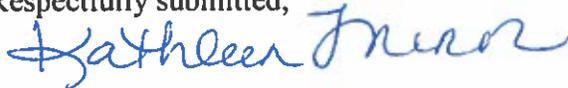
B) Discussion of Tankerhoosen Watershed Management Plan

- A brief discussion took place regarding the town's Sustainable CT submission.

6. Adjournment

The meeting was adjourned at 8:12p.m.

Respectfully submitted,



Kathleen Minor
Recording Secretary