

**TOWN OF VERNON  
CONSERVATION COMMISSION**  
Vernon, CT

**Monday, April 20, 2020, 7:00 P.M.**

VIA TELECONFERENCE

Phone: 1-646-876-9923

Meeting ID: 988 5320 7844

Call in Password: 446536

Or

Join Zoom Meeting

<https://zoom.us/j/98853207844?pwd=Y3F4cDZ2TWVKc29XOHFuMUpwdDFqUT09>

Password: 5Td4aD

RECEIVED  
VERNON TOWN CLERK  
20 APR 30 PM 1:13

DRAFT MINUTES

1. Call to Order and roll call

Meeting was called to order at 7:15 p.m. by Chairman Ryan Goad

Members Present: Carlos Adamson, Richard Clark

Members Absent: Jason Seacat, James Simon

Staff Present: George McGregor, Town Planner

Kathleen Minor, Recording Secretary

2. Administrative Actions/Requests

2.1 Amendment(s) to Agenda, if any  
None

2.2 Approval of the Minutes of the February 24, 2020 meeting

Chairman Ryan Goad, seconded by Carlos Adamson, motioned to accept the minutes from the February 24, 2020 meeting. Motion carried unanimously.

2.3 Communications received not related to Agenda items, if any  
None

2.4 Letters sent by Conservation Commission last month, if any  
None

2.5 Organizational considerations  
No discussion

3. Open Space Program Update

No Discussion

4. New Business

4.1 Pending Inland Wetlands Applications, if any

4.1.1 [IWC-2020-02], Application of the Town of Vernon Fire Department for a Re-designation of Wetlands and Wetlands Permit by Commission, for the installation of

storage units and fire training apparatus at 724 Hartford Tpke. (Assessor's ID: 27, Block 0066, Parcel 0024B). *Public Hearing April 21, 2020.*

Ms. Judy Ruiz joined the meeting representing her father, Milton Brown, who owns property adjacent to 724 Hartford Tpke.

Town Planner George McGregor explained Application to commission. Discussion ensued. No action taken.

#### 4.2 Pending Planning & Zoning Applications, if any

4.2.1 Application **[PZ-2020-03] Santini Real Estate Trust** for a Zone Change from R-22 to Comprehensive Multi-Family Dwelling Zone, a Preliminary Plan of Development, and a Special Permit for Excavation, in order to develop 56 multi-family units on approximately 6 acres. Parcels included in the application include 195 South St. (Assessor ID: Map 39, Block 065B, Parcel 00019), 209 South St. (Assessor ID: Map 39, Block 065B, Parcel 00017), and Assessor ID: Map 39, Block 065B, Parcel 0018A (no address identified).

4.2.2 Application **[PZ-2020-04] of Phil Wilson**, 713 Realty, for a Modification to a Site Plan of Development to construct an 8,000 s.f. storage building and Special Permits pursuant to Section 15 for the removal in excess of 50 cubic yards of earth and Section 4.10.1.11.9 for outside display areas of greater than 10% of gross floor area located at 713 Talcottville Rd.-Scranton Powersports (Assessor's ID: Map 07, Block 0002, Parcel 0002A).

4.2.3 Application **[PZ-2020-05]** of Erica Y. Bower for a Special Permit pursuant to Section 4.4.4.8 to operate a Home-Based Business of Major--Type 2: Counseling Services at 131 Echo Ridge Dr. (Assessor's ID: Map 31, Block 0142, Parcel 00181).

4.2.4 Application **[PZ-2020-06]** of Greg McCracken for a Special Permit pursuant to Section 15 of the Town of Vernon Zoning Regulations for the removal of material in excess of 50 cubic yards and for the disturbance of more than one-half (1/2) acre of land at 195 West St. (Assessor's ID: 25, Block 0065, Parcel 00035).

Town Planner George McGregor explained Applications to commission. Discussion ensued. No action taken.

- #### 4.3 Natural Resources
- Vernal Pools
  - Bolton Lakes Issues
  - Non-Point Source Pollution

No discussion

### 5. Other Business/Goals/Discussion

- #### 5.1 Future Activities
- a) Annual Goals
  - b) Potential Activities

Discussion on goals and future activates will continue when all commission members are in attendance.

6. Adjournment

Richard Clark, seconded by Carlos Adamson, motioned to adjourn the meeting at 7:40 pm. Motion carried unanimously.

Respectfully submitted,



Kathleen Minor  
Recording Secretary