

TOWN OF VERNON
CONSERVATION COMMISSION
Vernon, CT

Posted 6/10/2020
SBurgos

Meeting Notice
Monday, June 15, 2020, 7:00 P.M.
VIA TELECONFERENCE

Join Zoom Meeting
<https://us02web.zoom.us/j/83946538644?pwd=b2M5S01LbzN6SzZGZ0hFdXFNS1NBQT09>

Weblink:

Meeting ID: 839 4653 8644

Password: 8cwf5

Dial in:

+1 646 876 9923 US (New York)

Meeting ID: 839 4653 8644

Password: 157490

RECEIVED
VERNON TOWN CLERK
20 JUN 10 AM 9:18

AGENDA

1. **Call to Order and roll call**
2. **Administrative Actions/Requests**
 - 2.1 Amendment(s) to Agenda, if any
 - 2.2 Approval of the Minutes of the April 20, 2020 meeting
 - 2.3 Communications received not related to Agenda items, if any
 - 2.4 Letters sent by Conservation Commission last month, if any
 - 2.5 Organizational considerations
3. **Open Space Program Update**
4. **New Business**
 - Review of Pending Inland Wetlands Applications, if any
 - 4.1 IWC-2020-03, Application of the Town of Vernon for a Wetlands Permit by Commission, for the demolition and replacement of the existing vehicular bridge (bridge number 04575) on Main St., over the Tankerhoosen River (no specific address or parcel id).
 - 4.2 IWC-2020-04, Application of the Town of Vernon for a Wetlands Permit by Commission, for the construction of athletic fields on a 2.25-acre portion of property located on Windermere Ave. (no specific address) near the Ellington Town line (Assessors ID: Map 22, Block 0039, Parcel 00003).
 - 4.3 Pending Planning & Zoning Applications, if any

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

5. Other Business/Goals/Discussion

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

6. Adjournment

C. Ryan Goad, Chairman
Conservation Commission

**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=Y3F4cDZ2TWVKc29XOHFuMUUpvdDFqUT09>

Password: 5Td4aD

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

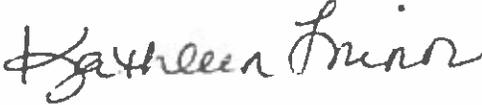
- 5.1 Future Activities
 - a) Annual Goals
 - b) Potential Activities

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

6. Adjournment

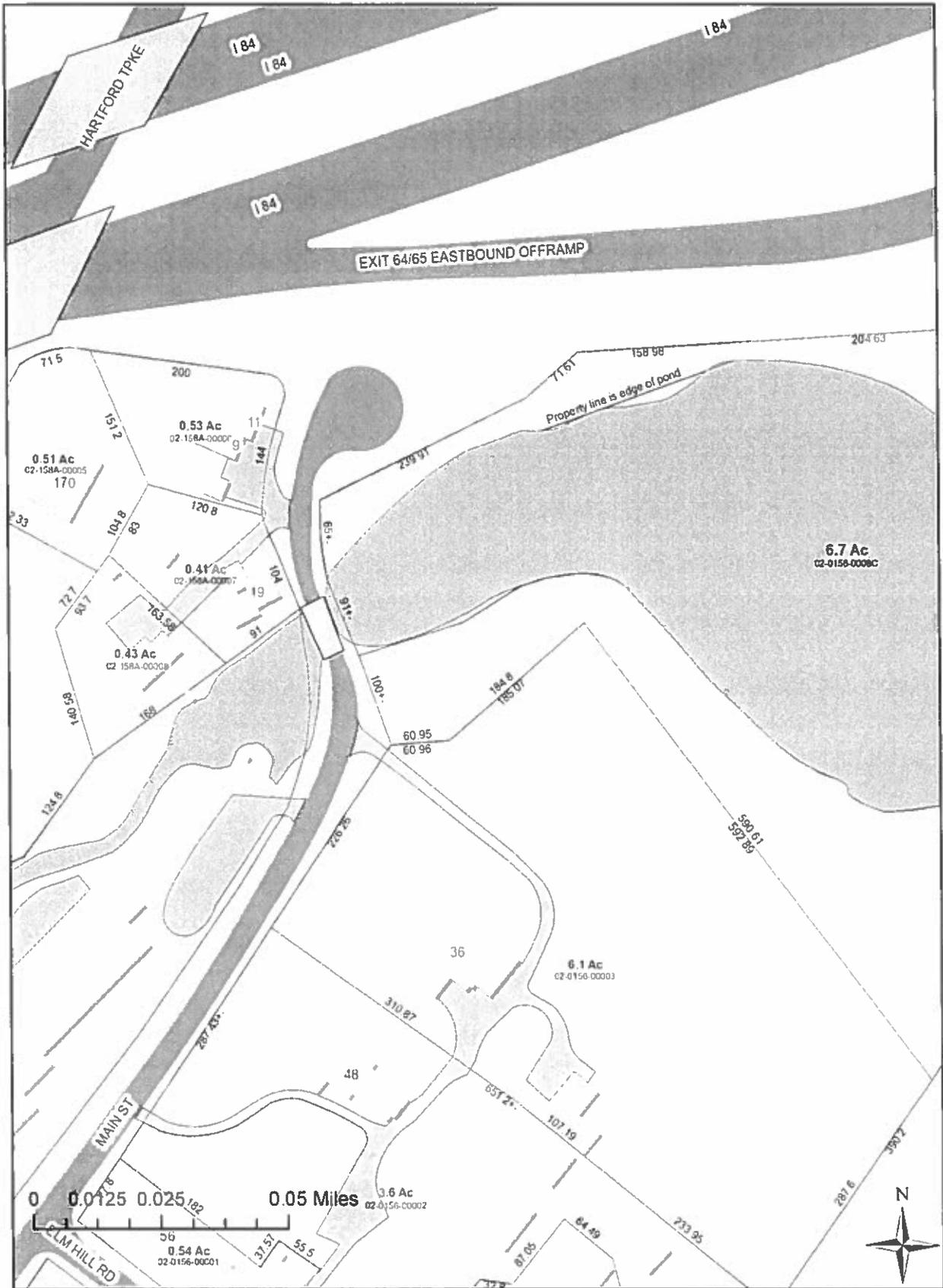
Richard Clark, seconded by Carlos Adamson, motioned to adjourn the meeting at 7:40 pm. Motion carried unanimously.

Respectfully submitted,

A handwritten signature in cursive script that reads "Kathleen Minor". The signature is written in black ink and is positioned below the text "Respectfully submitted,".

Kathleen Minor
Recording Secretary

Main St. Bridge @ Tankerhoosen River



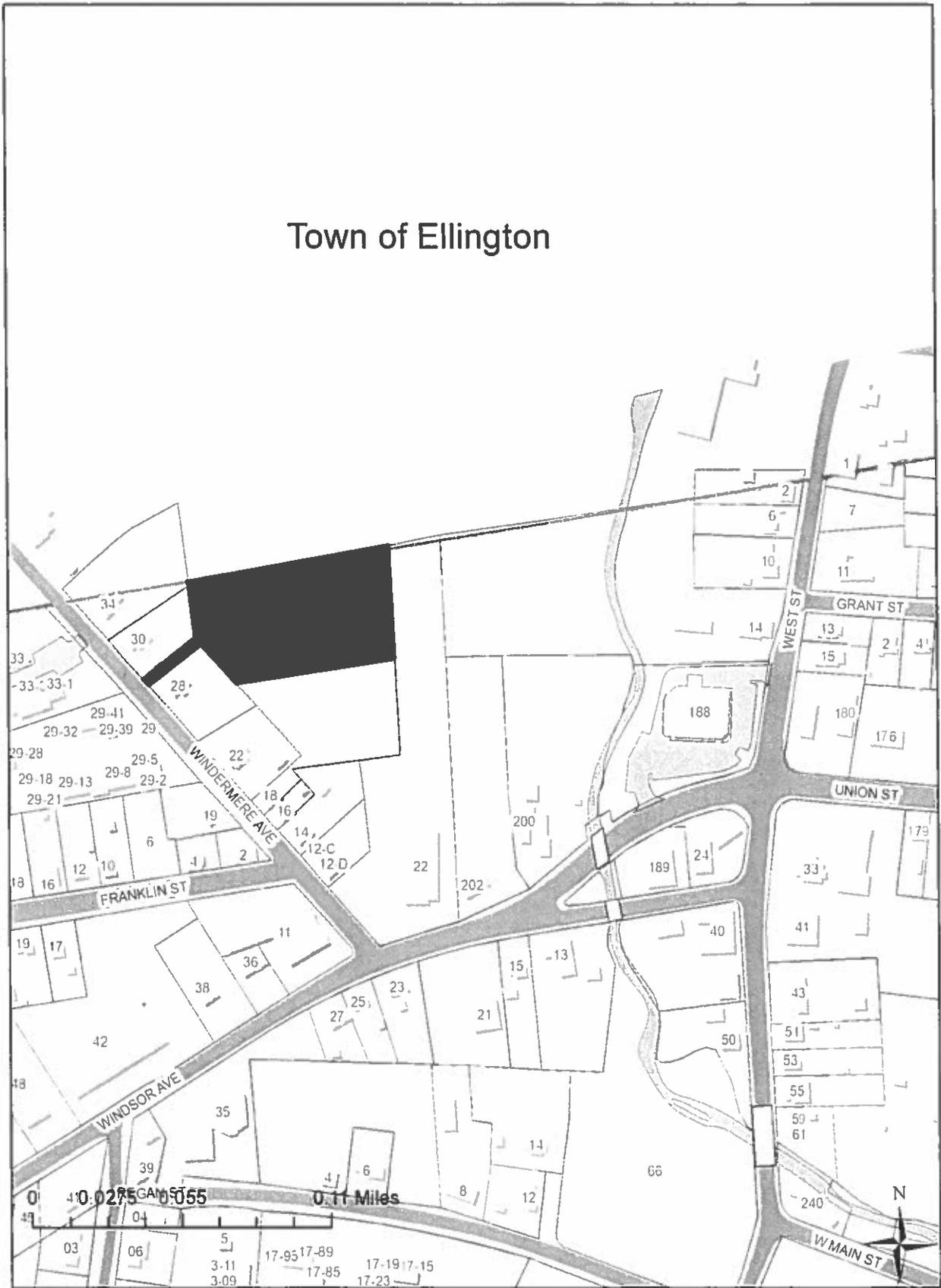
**INLAND WETLANDS AND WATERCOURSES APPLICATION
MAIN STREET BRIDGE REPLACEMENT
OVER TANKERHOUSEN RIVER
VERNON, CONNECTICUT**

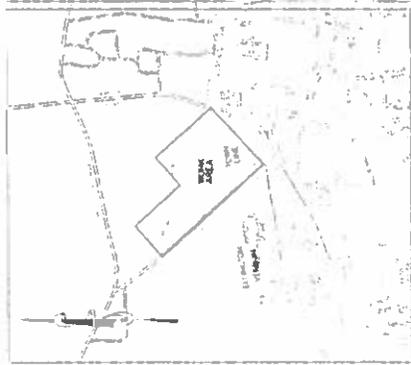
MAY 2020



Windermere Ave. Athletic Fields (Vernon Parcel only)

Town of Ellington





KEY MAP
SCALE 1" = 1000'

- MAP REFERENCE:**
1. BOUNDARY INFORMATION SHOWN HEREON IS BASED IN PART ON THE FOLLOWING SUBMISSION MAPS: LIMITED PRIORITY SURVEY LAND OF CHILSON REALTY CO. LANDMARK SURVEY, LLC DATED 4/27/2020. PROPERTY SURVEY PREPARED FOR TOWN OF VERMONT LAND OF MJS LEASING LLC LANDMARK SURVEYS, LLC DATED 4/27/2020.
 2. CORRECTION WATER MAP - PROPOSED WATER MAIN REPLACEMENT PREPARED BY GESICK & ASSOCIATES, P.C. DATED 11/9/2018

11. This plan is a replacement for Survey with an Accuracy Standard of 4-F.
 12. This plan was prepared in accordance with the regulations of the State of Vermont, Department of Public Safety, Division of Professional Regulation, and the Connecticut State Board of Professional Engineers and Surveyors.
 13. In my knowledge and belief, this map is substantially correct as stated herein.

Steve A. Stern Connecticut PEES 010173
 The Connecticut seal was stamped on this plan.
 a true signature and not a facsimile.

DATE: _____
 REVISION: _____
 DATE: _____



OVERALL SITE PLAN - PHOTO
 WINDERMERE FIELDS
 WINDERMERE ROAD
 WINDERMERE ROAD
TOWN OF VERMONT
 ENGINEERING DEPARTMENT
 11 PARK PLACE, VERMONT, VT 05602
 TEL: 877-933-3333 FAX: 877-933-3333