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CONSERVATION COMMISSION
SPECIAL MEETING
MONDAY, DECEMBER 13, 2010 7:30 PM
COMMUNITY ROOM, VERNON POLICE STATION
725 HARTFORD TURNPIKE
VERNON, CT.

MEMBERS PRESENT: Scott Wieting, Thomas Ouellette, Ryan Goad, H. Russell Kunz

RECORDING SECRETARY: Blanche Perillo

1. CALL TO ORDER & ROLL CALL

The meeting was called to order at 8.35 PM by Scott Wieting following participation in a meeting of the Open Space Task Force relative to open space options for the proposed Laurel Woods Subdivision.

2. ADMINISTRATIVE ACTIONS

A. Acceptance of Minutes of October 18, 2010

Motion was made by Ryan Goad to accept the minutes to the November 15, 2010 meeting and correcting the date on the agenda from October 18, 2010 to November 15, 2010. Motion was seconded by Thomas Ouellette. Motion carried unanimously.

B. Communications

None

C. Application related Review and Correspondences: IWC & PZC applications

- **PZ-2010-24:** Laurel Woods Resubdivision, Grier Road & Bolton Branch Road Options for open space; joint review with the Open Space Task Force.

Ann Letendre emphasized that the purpose of the discussion was solely to evaluate the two open space options, if the application is approved. The merits – or non-merits – of the application itself would not be part of the discussion.

A. Letendre summarized the open space calculations provided by the applicant:

- Per the regulations, there is a minimum of 15% set-aside of 'like land' required for the location of the parcel, defined as "Residential – Conservation Area" in the POCD. Total acreage is 60.5 acres; minimum open space required is 9.1 acres; of that at least 6.9 acres should be non-wetland. The proposed open space calculations provide at least that minimum.

- Two cul-de-sac configurations are proposed, one for 1500 feet, and one for 1800 feet. Each configuration proposed two options, one for town ownership, and one for conservation easement. The set-aside proposed for Town ownership is about 9.4 acres for each configuration, and the set-aside proposed for easement is about 14.4 acres for each configuration.

Members reviewed the maps and the plans. A. Letendre noted that Lot #3, the 2.38 acre piece of the set-aside that resulted from the court settlement that could not be changed, and that the lot with the drainage basin could not be included in the set-aside.

Greg Pinto (Capstone Builders) and Mark St. Germain (owner) responded to questions asked by members. These points were made during discussion:

- Owner St. Germain said he did not want to allow public access to the property for the easement option. He raised concerns with liability, and use by ATVs.
- A. Letendre asked why, then, was the map showing the conservation easement option noted for "Active and passive recreation". St. Germain responded that that was intended for the owner's active and passive recreation.
- A. Letendre asked what the annual tax loss would be with the approx 6 acres dedication to the Town. G. Pinto estimated about \$200 - \$300 per year since it was considered "excess land".
- A. Letendre said that she spoke earlier w/ Bruce Dinnie, and his preference was the easement option; also that there was 30 acres for park property, he used only 10, and had enough for parking or structure expansion if needed. Possible use of the land for nature walks for summer campers and others was discussed. Fee dedication of 1.12 acres of a path between the stone walls could serve as a trail loop.
- The disconnection of the 1.14 acre piece labeled Conservation Easement #2 from the approx. 6-acre proposed town ownership was noted by S. Weiting. Pinto and St. Germain agreed to include the piece in the conservation easement option.
- T. Ouellette said that, because of the larger acreage, the conservation easement option would better meet wildlife habitat protection goals.
- R. Kunz reinforced the point that the 1800 ft cul-de-sac configuration was a preferred

configuration rather than the 1500 foot cul-de-sac because it enabled access to Newhoca property, and to the detention basin.

The following motion was made by T. Ouellette, second by R. Kunz:

The Open Space Task Force and the Conservation Commission recommend the conservation easement option for both the 1500 ft and the 1800 ft cul-de-sac configurations.

For the 1500 ft configuration, map labeled Open Space Plan Option '2', the acreage includes the 14.42 acres as listed under Open Space Calculations, plus the 1.14 acres of Lot 9 shown as Conservation Easement (2) on the Option "1" map, for a total of 15.56 acres for the open space set-aside.

For the 1800 ft configuration, map labeled Open Space Plan Option 'B', the acreage includes the 14.49 acres as listed under Open Space Calculations, plus the 1.14 acres of Lot 9 shown as Conservation Easement (2) on the Option 'A' map, for a total of 15.63 acres for the open space set-aside.

Motion carried unanimously.

D. Letters sent by Conservation Commission last month

None

3. PLAN OF CONSERVATION & DEVELOPMENT

Ryan Goad will forward information regarding the concerns of the Commission to Plainmetrics. The PZC will hold a meeting this week regarding the results of the town survey.

4. LOW IMPACT DEVELOPMENT (LID) GRANT APPLICATION

No Action

5. AQUATIC INVASIVES

Thomas Ouellette spoke to George Knoecklin regarding water chestnuts. His inspection resulted with none being found. Thomas would like to investigate other ponds which may require a survey for invasives and discuss which pond/stream take priority based on the distance to the river and the frequency for management.

The Commission would like to develop an annual budget for management for the 74 bodies of water in Vernon.

6. **BOLTON LAKES ERT**

No action

7. **SCENIC ROADS**

No Action

8. **WEB SITE, EDUCATION & PUBLIC OUTREACH**

The Commission would like to post their successes on the website with pictures, scenic spots, etc.

9. **TALCOTTVILLE MILL PROGRESS ON WETLANDS REMEDIATION**

No Action

10. **OPEN SPACE PROCESS**

No Action

11. **VERNAL POOLS**

The vernal pool power point presentation by Sheryl McMullen will be forwarded to the Commission.

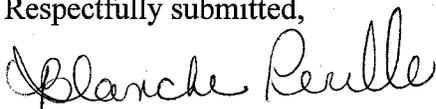
12. **OTHER GOALS**

Scott Wieting will be in contact with Rod Parlee to discuss connecting a trail to Bolton Notch State Park.

13. **ADJOURNMENT**

Motion was made by Scott Wieting to adjourn the meeting at 9:25 PM. Motion was seconded by Thomas Ouellette. Motion carried unanimously.

Respectfully submitted,



Blanche Perillo