

Town Clerk

**Inland Wetlands Commission (IWC)
Special Meeting - Minutes
Tuesday, December 18, 2012, 7:00PM
First Floor, Conference Room
Vernon Senior Center
26 Park Place
Rockville/Vernon, CT**

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VERNON TOWN CLERK
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1. Call to Order & Roll Call

- ◆ Meeting was called to order at 7:08 P.M.
- ◆ **Regular Members Present:** Mark Kalina, Ronald Kane, Frank Galat, Lynda Morhart and Jeffrey Pescosolido.
- ◆ **Alternate Members Present:** None
- ◆ **Staff Present:** Leonard Tundermann, Town Planner, Craig Perry, Inland Wetlands Agent
- ◆ **Recording Secretary:** James Krupienski

2. Administrative Actions

2.1 Communications received not related to Agenda items.

- ◆ Connecticut Federation of Lakes Newsletter, Volume 17, Issue 2 – November 2012.
- ◆ Connecticut Wildlife magazine November/December 2012.

2.2 Acceptance of Minutes.

- ◆ Ronald Kane, seconded by Frank Galat moved a motion to adopt the October 23, 2012 Special Meeting minutes. Motion carried. Lynda Morhardt abstained
- ◆ Ronald Kane, seconded by Frank Galat moved a motion to adopt the November 27, 2012 Special Meeting minutes. Motion carried. Lynda Morhardt abstained

2.3 Call for filing(s) of Intervener petition(s) and determination of status.

- ◆ None

2.4 Acceptance of Annual Meeting Schedule.

- ◆ Frank Galat, seconded by Ronald Kane moved a Motion to accept the following Meeting Dates:
 - 1/22/2013, 2/26, 3/26, 4/30, 5/28, 6/25, 7/23, 8/27, 9/24, 10/22, 11/26, 12/17, 1/28/2014 at 7:00 P.M., Town Hall, Town Council Chambers, 3rd Floor.
- ◆ Motion carried unanimously.

3. Public Hearing:

3.1 Application [IWC-2012-09] for Loom City Lofts, LLC for a wetlands permit to redevelop the Roosevelt Mill Site at #215 & #225 East Main Street (Assessor's ID: Map # 45, Block #123, Lot/Parcel #16 & Map #45, Block #123, Lot/Parcel #18)

- ◆ Leonard Tundermann, Town Planner read the Legal Notice into the Record.

*Legal Notice
Town of Vernon*

The Vernon Inland Wetlands Commission (IWC) will hold the following hearing at a Special meeting to be held at 7:00 PM, Tuesday, December 18, 2012 in the Council

Chambers on the Third floor of the Vernon Town Hall, 14 Park Place, Vernon, CT. 06066.

Application [IWC-2012-09] for Loom City Lofts, LLC for a wetlands permit to redevelop the Roosevelt Mill Site at #2 15 & #225 East Main Street (Assessor's ID: Map # 45, Block #123, Lot/Parcel #16 & Map #45, Block #123, Lot/Parcel #18)

*Mark Kalina, Chairman
Inland Wetlands Commission*

- ◆ Mark Kalina indicated that he was an abutter to the parcel and could be impartial in the review of the application.
- ◆ Dorian Famiglietti, Kahan, Kerensky & Capossela, representing Loom City Lofts, LLC
 - Also Present – Joseph Vallone, Developer; Joe Renn, Professional Engineer, Bongiovanni Group Inc.
- ◆ Joe Renn
 - Reviewed previous approval under the expired Wetlands Permit issued in 2005.
 - Under prior permit buildings were removed on site.
 - Environmental remediation was completed at the site.
 - Building has been listed on the National Register of Historic Places.
 - Smokestack will remain after development has been completed.
 - Vegetation adjacent to bordering river
 - 100 Year flood was close to the first floor elevation and could not be utilized for residential space.
 - Runoff shoot will only convey water during high water conditions.
 - House at #225 East Main Street will be utilized as new drive after home has been removed.
- ◆ Dorian Famiglietti
 - Some work was completed under the 2005 Inland Wetlands Permit Approval.
 - Soil stockpiles were placed on the existing asphalt.
 - 4,200 cubic yards can be reutilized as fill material on the site.
 - 260 cubic yards will be removed from the site due to elevated levels of contamination remaining in the soil.
- ◆ Mark Kalina questioned the how the remaining remediated soils would be utilized on the site.
- ◆ Joe Renn indicated that the remaining soils could be used as fill from the flood line up to the existing tree line on site under the proposed parking lot.
- ◆ Mark Kalina questioned if Connecticut Water Company had been notified
- ◆ Attorney Famiglietti indicated that they were notified within seven (7) days of filing the application as well as the State being notified.
- ◆ Lynda Morhardt questioned the recording of the redesignation of wetlands approval and required map with the Town.
- ◆ Attorney Famiglietti indicated that the redesignation approval letter was recorded on the Land records for the Town, the map has not been recorded as of yet.
- ◆ Discussion took place regarding reuse of remediated soil on site during redevelopment.
- ◆ Joseph Vallone indicated that once improvements had been completed an Environmental Land Use Restriction clause would be recorded in the Deed.
- ◆ Joe Renn:
 - Reducing proposed parking from 175 spaces to 134 spaces;
 - Reduction in impervious surface from 120,000sq/ft to 90,000 sq/ft;

- **Parking islands will contain catch basins for infiltration of water prior to entering the river.**
- **Utilizing Hydroguard separator instead of a Vortex separator that will be connected to all catch basins.**
- ◆ **Attorney Famiglietti supplied for the Record the Maintenance Manual and Technical Manual for the Hydroguard separator.**
- ◆ **Smaller parking area off Snipsic Street will utilize a smaller separator prior to discharge.**
- ◆ **New access drive on Rt. 74 will be piped to the existing DOT catch basins.**
- ◆ **Attorney Famiglietti indicated that Erosion and Sediment control barrier placement will be reviewed by the North Central Conservation District(NCCD).**
- ◆ **Discussion took place regarding possible use of pervious pavement for additional water infiltration versus conventional impervious pavement.**
- ◆ **Craig Perry, Inland Wetlands Agent suggested utilizing backup silt fence with additional hay bales during construction.**
 - **No Erosion & Sedimentation Control Plan narrative or plan was included on the proposed site plan.**
- ◆ **Joe Renn indicated that sheet D2 5of 5 shows the Erosion & Sedimentation Control Plan narrative.**
- ◆ **Craig Perry, Inland Wetlands Agent suggested directing parking area runoff to the closest catch basin.**
- ◆ **Joseph Vallone suggested utilizing a depressed island to direct water for infiltration.**
- ◆ **Discussion took place regarding the possible mobility of contamination in stockpiled soils on the site and protections during development.**
- ◆ **Joe Renn presented the Landscaping Plan and proposed materials for use on the site.**
 - **Three styles of trees and thirty-eight or more shrubs.**
 - **Landscape islands with proposed trees and ornamental grasses.**
- ◆ **Craig Perry indicated that an Environmental expert could be utilized by the commission to assist in the review of the contaminated materials and possible use on site.**
- ◆ **Mark Kalina suggested scheduling of a Special meeting to receive input from the Environmental Consultant regarding the contaminated materials on site.**
- ◆ **Mark Kalina, seconded by Frank Galat moved a Motion to Continue the Application to a Special Meeting to take place on either January 8, 2013 or January 15, 2013. Motion carried unanimously.**
- ◆ **Two (2) minutes recess at 10:03 P.M.**
- ◆ **Meeting reconvened at 10:05 P.M.**

4. Discussion/Action/Additional Business

4.1 Receipt of Application:

- ◆ **None**

4.2 Status of Cease & Correct Orders.

- **Talcottville Mill, 47 Main Street**



- **21 Terrace Drive**



4.3 Wetlands Enforcement Officer — Report



4.4 Inland Wetland Agent - Report



5. Adjournment

- ◆ **Mark Kalina, seconded by Ronald Kane moved a motion to Adjourn. Motion carried unanimously.**
- ◆ **Meeting adjourned at 10:06 P.M.**

James Krupinski
Recording Secretary