

T.C.

**Town of Vernon
Inland Wetlands Commission (IWC)**

Tuesday, May 27, 2014
7:00 PM

Council Chambers, Third Floor
Vernon Memorial Building
14 Park Place
Rockville / Vernon, CT

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AGENDA

MINUTES

1. Call to Order & Roll Call
Meeting was called to order at 7:02 P.M. by Vice-Chairperson Lynda Morhardt. Those in attendance were Ronald Kane and Frank Galat. Staff members present were Craig Perry, Inland Wetlands agent and Shaun Gately, Acting Town Planner.
2. Administrative Actions
 - 2.1 Communications received not related to Agenda items.
There were no communications not related to Agenda items.
 - 2.2 Acceptance of Minutes.
A motion was made by Ron Kane and seconded by Frank Galat to review and accept the minutes as amended. Motion passed unanimously.
 - 2.3 Call for filing(s) of Intervener petition(s) and determination of status.
No one was present for filing of intervener(s).
3. Public Hearing
 - 3.1 Application (**IWC-2014-04**) of Eric A. Santini and Kevin W. Santini for the Redesignation of Wetlands and Wetlands permit to conduct a Significant activity within a regulated area at the properties known as #1108, 1116 Hartford Turnpike and other adjoining parcel (Assessor's ID: Map #38, Block #0068, Lot/Parcel #0020B, # 0021, #0021A). Those present for the application were Eric and Kevin Santini, Eric Santini, Jr., Attorney Leonard Jacobs, Eric Peterson

from Gardner and Peterson Associates, LLC. and George Logan from REMA.

After a presentation from Mr. Jacobs and Mr. Gardner, concerns were raised by commission members that dealt with the site and sediment erosion control protection and the storm water runoff basin.

A motion was made by Ron Kane and seconded by Frank Galat to take a five minute recess at 7:37 PM for the purpose of reviewing the Town's GIS information pertaining to this property. Motion passed unanimously. The meeting resumed at 7:55 PM.

It was determined that the Town's GIS information collaborated with Gardner and Peterson Associates LLC drawings.

Mr. George Logan reviewed his Wetlands Assessment report dated April 21, 2014 with the commission. Town Attorney Hal Cummings arrived at 8:18 PM. Mr. Logan concluded that the proposal will not result in a long-term adverse impact to the site's regulated resources or the functions and values that they provide.

Upon conclusion of the presentation, commission members had concerns that were addressed by the attendees. Issues raised were the degradation of the wetlands from the development in such close proximity to the wetlands, the temporary stone check dam that would allow water to pass through slowly, wood chip berms and their condition if there were heavy down pours; the functions and values of the wetlands and it was suggested that there be another independent evaluator to review the functions and values of the project. No one from the public wished to speak. Mr. Craig Perry reviewed his memo dated May 18, 2014 that addressed his concerns on the proposed development of the property. He requested that the commission request an unbiased review by an environmental professional that is associated with this type of development. He also referred to the letter from David Askew, Executive Director of North Central Conservation District dated May 19, 2014.

A motion to take a ten minute recess was made by Ron Kane and seconded by Frank Galat at 9:20 PM. Motion passed unanimously. Meeting resumed at 9:28 PM.

After a brief discussion, a motion was made by Lynda Morhardt and seconded by Frank Galat to retain Dr. Michael Clemons to review the proposed plans and do the functions and values for the property. Motion passed unanimously.

4. Status of Cease & Correct Orders
 - 50 Windsorville Road
Mr. Craig Perry had written a Cease and Correct Order dated May 7, 2014. There is a possibility of high level of petroleum or leaching of storage tanks.
 - 21 Terrace Drive
No report at this time.
 - 19 Grove Street
No report at this time.

5. Additional Business

- 5.1 Receipt of Application and Determination of Significance

- 5.1.1 Application (IWC-2014-05) of James McKinney for an "As of Right" non-regulated activity within the wetlands and watercourse area at # 60 South Frontage Road (Assessor's ID: Map #29, Block #134, Lot/Parcel #1).

Mr. Jim McKinney, Farm Manager, Eric Gardner from Gardner and Peterson Associates, LLC , and George Logan from REMA presented the application to expand the farm land. The Commission was concerned about the jurisdictional ruling and Town Attorney Cummings explained the Connecticut State Statute pertaining to nurseries and farming. The Commission was also concerned with the buffering of the tributaries. Mr. Craig Perry stated that as a wetlands agent, he has history with this property and wanted to ensure that he would have access to the property for inspections. *A motion was made by Frank Galat and seconded by Ron Kane to exempt the application (IWC-2014-04) from jurisdiction due to agricultural reasons. Motion passed unanimously.*

- 5.2 Wetlands Enforcement Officer – Report
No report

- 5.3 Inland Wetlands Agent – Report
No report

6. Adjournment.

A motion to adjourn was made by Ron Kane and seconded by Frank Galat at 11:03 P.M. Motion passed unanimously.

Respectfully submitted,
Peggy Jackle
Recording Secretary