Town Clerk

Town of Vernon
Inland Wetlands Commission (IWC)

Tuesday, July 22, 2014
7:00 PM
Council Chambers, Third Floor
Vernon Memorial Building
14 Park Place
Rockville / Vernon, CT

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AGENDA

DRAFT MINUTES

1. Call to Order & Roll Call
Meeting was called to order at 7:07 P.M. by Chairperson Jeff Pescosolido.
Those in attendance were Lynda Morhardt and Frank Galat.
Staff members present were Shaun Gately, Acting Town Planner and Hal Cummings, Town Attorney.

2. Administrative Actions

2.1 Communications received not related to Agenda items.
A copy of "The Connecticut Landscape Architect" Magazine , " The Habitat" newsletter and the Unites States of America Federal Energy Regulatory Commission – Notice of Schedule for Environmental Review for the Algonquin Incremental Market Project dated June 23, 2014 were in the Commission's packet.

2.2 Acceptance of Minutes.
A motion was made by Jeff Pescosolido and seconded by Lynda Morhardt to accept the June 24, 2014 minutes. 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 Continued Hearing for 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).

Fire Marshal Ray Walker addressed the commission regarding a concern for adequate access to and from the site during emergency conditions.

Attorney Leonard Jacobs addressed the commission on the continued hearing for Application IWC—2014-04 for redesignation of Wetlands and Wetlands permit. He stated that the Gardner & Peterson Associates, LLC. will address the Fire Marshal's concerns as well as concerns raised by the commission and Mr. Edward Pawlak from Connecticut Ecosystems. The concerns and questions pertained to the site plans, the Wetlands Assessment, the Wetlands functional assessment, plant and wildlife inventories and the vernal pool inventory prepared by REMA.

Mr. Eric Peterson, from Gardner & Peterson Associates, LLC, addressed the commission and reviewed the updates to the site plan. Modifications made were to depict the limit of the onsite wetlands to the east and west based on the delineation by REMA, to depict the "edge of potential vernal pool habitat" areas within the onsite wetland as delineated by REMA, provide additional rain gardens, increase watershed infiltration chambers, increase the undisturbed buffer to the onsite wetland by reducing the width of the emergency access drive from 24 feet to 22 feet, relocate Building 37 to 16 feet further from the wetland boundary; relocate Building 38 - 10 feet further from the wetland boundary, relocate stormwater infiltration chambers between Buildings 37 and 38 to 48 feet further from the wetland boundary and reduce the size of the stormwater basin by approximately 35%. They also will remove curbing along emergency access drive, enhance erosion control barriers, provide project phasing to reduce amount of disturbed areas at one time, increase woody plantings on north end of site, add additional plantings along the south end, add additional shade trees, add turf management, relocate the temporary sediment basin 90 feet further from wetland boundary and add a vegetable swale from the discharge of the stormwater basin.

Mr. George Logan, from REMA Ecological Services, LLC, addressed the commission regarding their concerns and concerns of Mr. Pawlak, from Connecticut Ecosystems, LLC, a third party who reviewed the plans. Handouts were distributed to the commission which included Wildlife Inventory photographs of vegetation, the terrain, amphibians and reptiles, insects, mammals and birds. Mr. Logan reiterated the changes that were made by Gardner & Peterson Associates, LLC.

Mr. Pawlak addressed the commission after reviewing the site plans prepared by Gardner & Peterson Associates, LLC, the Wetlands Assessment letter dated April 21, 2014 prepared by REMA Ecological Services, LLC, the Wetlands functional assessment, plant and wildlife inventories and vernal pool inventory prepared by REMA Ecological Services, LLC. Mr. Pawlak reported on the on-site wetland description, the on-site wetland functional assessment, the wetland Hydroperiod and Amphibian Development, off-site Fen and the wildlife inventory.

After Mr. Pawlak's presentation, Attorney Cummings asked Mr. Pawlak to determine that based on the presentations given, if he could state that there is enough scientific certainty that the changes will have no effect on the wetlands.

Commission moved for a ten minute recess at 9:50 P.M. Meeting reconvened at 10:10 P.M.

Mr. Gately read into the record an email dated July 22, 2014 from Terry McCarthy, Town Engineer , stating that the computations prepared by Gardner & Peterson Associates for the Groundwater Recharge Volume at the proposed GRANDLOFTS 3 are consistent with the methodology outlined in the Connecticut Stormwater Quality Manual. Mr. Peterson confirmed that the changes would not impact the hydrology of the wetlands.

Mr. Pawlak stated that he needed additional time to review and comment on the changes made by Gardner & Peterson Associates, LLC. and REMA Ecological Services, LLC.'s report.

The applicants requested an extension of the public hearing and a special meeting will be held on Tuesday, August 5, 2014 at 7:00 P.M.

4. Status of Cease & Correct Orders
   - 50 Windsorville Road
     There was no report.
   - 21 Terrace Drive
     There was no report.
   - 19 Grove Street
     There was no report.

5. Additional Business

   5.1 Receipt of Application and Determination of Significance
   There were no receipts of applications and determinations of significance.

   5.2 Wetlands Enforcement Officer – Report
   There was nothing to report from the Wetlands Enforcement Officer.

   5.3 Inland Wetlands Agent – Report
   There was nothing to report from the Inland Wetlands Agent.

6. Adjournment.
   A motion to adjourn was made by Frank Galat and seconded by Lynda Morhardt to adjourn at 10:33 P.M. Motion passed unanimously.

Respectfully submitted,
Peggy Jackle
Recording Secretary