T.C.

RECEIVED
VERNON TOWN CLERK
15 JUN 18 AM 10: 23

Town of Vernon
Inland Wetlands Commission (IWC)
Tuesday, May 26, 2015
7:00 p.m.
Council Chambers, Third Floor
Vernon Memorial Building
14 Park Place
Rockville/Vernon, CT

DRAFT MINUTES

1. Call to Order and Roll Call
Meeting was called to order at 7:00 p.m. by Chairperson Lynda Morhardt. Also in attendance were Ronald Kane, Frank Galat, and Robert Lewis. Staff members present were Brianan Nolan, Town Planner, and Craig Perry, Town Wetlands Agent.

2. Administrative Actions

2.1 Communications received not related to Agenda Items.
Friends of Valley Falls, Inc. Newsletter and The Habitat.

2.2 Acceptance of Minutes.
Mr. Kane made a motion seconded by Mr. Lewis to accept the minutes as submitted. Chairperson Morhardt noted the error in her title and requested a correction. Modified Motion carried unanimously.

2.3 Call for filing(s) of Intervener petition(s) and determination of status.
None

3. Show Cause Hearing

3.1 20 Dockerel Road, Greg Prentiss, Sr.
Mr. Perry received a complaint regarding activity within a wetland area and after investigating the property it appeared there was regulated activities going on in the wetland watercourse area, very wet and muddy at time of inspection, fill material had been brought in and spread over the small watercourse area, potential erosion problem. Mr. Perry issued a Cease and Correct Order giving Mr. Prentiss a chance to explain his intent.

Sigrun Gadwa, Soil and Wetland Scientist from REMA, distributed a report with photos and discussed improvements that have been made to the property as well as future plans, including grading, sediment, silt fence, watercourse confined by hay bales, deposits in swamp being removed with hand tools, plantings, 10 foot buffer swath, invasive

plants, intermittent watercourse, seeding of disturbed soil to stabilize, pockets of saturation. Discussion took place regarding the definition of intermittent watercourse. Mr. Perry discussed profiles and definitions of a watercourse, he reiterated the need for a plan of restoration and addressing the design of the intermittent watercourse. Commission encouraged Mr. Prentiss to continue consulting with REMA. Also discussed looking ahead at adequately handling future storms, the impact of the work on other properties, and a future application that will be needed.
Motion was made by Chairperson Morhardt and seconded by Mr. Kane to continue Cease & Correct Order issued on 20 Dockerel Road, Vernon, to the next scheduled meeting on June 23, 2015, at 7:00 p.m. Motion carried unanimously.

4. Status of Cease & Correct Orders

50 Windsorville Road –
There has been communication, still waiting for environmental company with status of recommendations regarding their finding of higher-than-normal levels of contaminants of one drainage portion of Stop and Shop property, recommend clean out catch basin and monitor, owners of property now have attorney who has corresponded regarding time frame.

19 Grove Street –
Town staff has indicated that they are moving forward with removal of hazardous materials and subsequently public works will remove remaining buildings.

5. Discussion/Additional Business

5.1 Application **[IWC-2015-02]** of Kenneth Kaplan for a Wetlands permit to construct a proposed parking area at #161 & 200 West Main Street (Assessor's ID: Map #22, Block #58 & 59, Lot/Parcel #13 & 1).

Eric Peterson, P.E. of Gardner & Peterson Associates presenting on behalf of Kaplan Millworks, LLC, accompanied by Sigrun Gadwa, of REMA, and Attorney Len Jacobs reiterated last month's discussion regarding the proposal for a new parking lot, water treatment and filtration, and mitigation plantings and alternatives. Discussion took place regarding pervious pavement vs. porous asphalt, the life expectancy and cost of each, outlet placement, and the proper infiltration and impact on wetlands. Ms. Gadwa discussed types of trees at site, proposed plantings, root uptake, filtration, bank stabilization, and invasive plants.

Ms. Nolan volunteered that the last time the applicant appeared the Commission did not suggest changing the pavement or checking financial alternatives. She suggested, in the interest of fairness, they (applicant) are not asked to go back for that information. However, in the future the Commission would like to see this prudent financial information prior to an application.
Mr. Kane made a motion seconded by Mr. Galat to approve application [IWC-2015-02] of Kenneth Kaplan, Assessor's ID: Map #22, Block #58 & 59, Lot/Parcel #13 & 1 stipulating that the application incorporate the REMA recommendations for the plantings, aftercare, and removing of invasives. Motion carried unanimously.

5.2 Presentation & Discussion of the Water's Edge/Vernon Gardens Project, **[IWC-2004-09]** at #695 Talcottville Road.

Devleena Ghosh-Brower, of Tighe & Bond, Inc. and Jennifer Brin representing Vernon Gardens Apartments discussed Application **[IWC-2004-09]** #695 Talcotville Road originally filed October, 2004. Original Permit approved by Commission in 2004 and filed concurrently with Application **[PZC-2005-09].** Expiration for that application is September 15, 2015. Ms. Ghosh-Brower referenced Section11.6 of the Vernon Inland Wetland Watercourses Regulations. Discussion took place regarding construction interruption and extension of permits, validity of the IWC permit, lack of familiarity with the old permits, new regulations, lack of presentation, project being in proximity to Hockanum River and wetlands. Substantial change in circumstances will require a new permit submitted at least a week prior to the next meeting. Once the Wetlands Permit is approved the valid Planning & Zoning Permit will be usable. Suggestion was made to have a civil engineer review the project.

5.3 Receipt of Application and Determination of Significance
None.

5.4 Wetlands Enforcement Officer – Report

Grand Lofts III – Under full construction, Mr. Perry walked the perimeter, looks good, adequate erosion control.

Park West Apartments – Terrace Drive, three large basins, construction should start soon.

South Street Development – approved by PZC, construction has not Started.

West Main Street bridge –Landscape complete, town has done an excellent job along Hockanum River.

Loom City Lofts – A lot of disturbance at the site, under control

5.5 Inland Wetland Agent – Report
None.

6. Adjournment
Mr. Kane made a motion seconded by Mr. Galat to adjourn at 8:59 p.m. Motion carried unanimously.

Respectfully Submitted
Susan Hewett
Recording Secretary