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**Town of Vernon**
**Special Meeting**
**Inland Wetlands Commission (IWC)**
Tuesday, December 15, 2015
7:00 p.m.
Probate Conference Room, First Floor
Vernon Memorial Building
14 Park Place
Rockville/Vernon, CT

**DRAFT MINUTES**

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

2. Administrative Actions

2.1 Communications received not related to Agenda Items
Town Clerk submitted schedule of meetings for 2016, suggesting the fourth Tuesday of each month.
*Mr. Kane made a motion seconded by Chairperson Morhardt to accept the schedule for 2016 as proposed. Motion carried unanimously.* Town Planner will submit a signed schedule to clerk and email copies to Commission members.

2.2 Acceptance of Minutes
Acceptance of the October 27, 2015, minutes.
*Mr. Kane made a motion seconded by Chairperson Morhardt to accept the October minutes as submitted. Motion carried unanimously.*

Acceptance of the November 24, 2015, minutes.
Correction to minutes:
5.1.1 fourth paragraph, last sentence shall read, "Further review of this Application will be done by town staff."
5.1.1 fifth paragraph, second line shall read, "1. The proposed site plan exceeds 60% lot coverage and would require a variance..."
*Mr. Kane made a motion seconded by Mr. Galat to accept the minutes with modifications. Motion carried unanimously.*

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

3. Public Hearing/Action

3.1 Application **[IWC-2015-08]** of Leung Ching Kwok & Zheng Li Kwok for a Wetlands permit at #206 Talcottville (Assessor's ID: Map #10, Block #01513, Lot/Parcel #00037).

Ms. Rodriguez read the Legal Notice published in the *Journal Inquirer* on December 5, 2015, and December 12, 2015.

Joel Fuller, of Fuller Landsurveying, representing the applicant discussed the application for the 1.16 acres, wetlands boundary, plans for silt fence and silt trap to be used during construction with daily inspections, soil types, disturbed area, and piping in the area. Mr. Fuller also noted he performed the boundary survey of this property.

John Martucci, of LBM Engineering, representing the applicant discussed water treatment and drainage, existing drainage patterns, sedimentation and erosion controls during and after construction, parking lot runoff directed to water quality basin, plans to hold water quality volume in water quality pond, plans to provide bio filtration, roof run off, and leaching galleys under parking lot. Questions were answered regarding 25-foot conservation easement, and buffer zones.

Ms. Rodriguez read written documents received regarding this application:

*Item 1* - Memo from Conservation Commission dated December 14, 2015.

*Item 2* - Letter from New England Environmental Services, R. Richard Snarski, Registered Soil Scientist, dated December 11, 2015.

*Item 3* - Letter from Ann and Robert Letendre, dated December 15, 2015.

Mr. Fuller replied to written comments and questions from the Commission, discussed snow stock pile space, pervious pavement options, pervious panels, costs, infiltration, roof drainage, underground piping, concrete leaching galleys under pavement, water quality basin, maintenance, bi-yearly cleaning of inlet, down spouts and pumping, maintenance of foliage. Discussion was held regarding silt fence being backed up with silt sock due to close proximity of watercourse, design of water quality basin vs. detention area, and plantings and soil types.

Chairperson Morhardt opened public Hearing at 7:36 p.m.

Daryl Wiggett, 5 Jakes Way, Vernon, abutting property owner, expressed concern about the conservation area, application plans lacking a buffer zone, catch basin not being able to contain snowstorm, salt water, and sand runoff. A landscape plan dated October 2005 for Village at Mapleview, Talcottville Road, and Gottier Drive, prepared for Jake's Way Development was presented. Concern was also expressed regarding conservation easement, set back line.

Tina Wiggett, 5 Jakes Way, Vernon, expressed concern regarding additional runoff effecting retention pond, conservation area, and grassy area that are saturated when it rains.

Bob Zumwalt, 4 Jakes Way, Vernon, member of Board of Directors for the homeowners association and treasurer, expressed concerns regarding the buffer zone, the runoff, and the proposed parking lot and size of building, subsequent runoff, drainage and holding pond not being able to accommodate, also contaminants running into wetland, snow measurements and storage, snow runoff, all impacting conservation and abutting wetlands. He strongly urged Commission not to consider this Application for approval.

Pat Caruso, 21 Gottier Drive, Vernon, asked questions regarding process of application.

Mr. Fuller and Mr. Martucci addressed public concerns and discussed green parking, water quality basin being used to catch contaminants, DEP guidelines being used, delineating an area for snow stock pile.

Commission discussed further review of design and continuing public hearing. Suggested items for Applicant to review and submit are pavement options, number of parking spaces, maintenance plans, installation of silt socks, infiltration.

Antonio Oliveira, 1 Jakes Way, Vernon, discussed concerns of water levels and drainage into homes.

Ms. Rodriguez read letters from Gordon and Ellen Lohnes, 3 Jakes Way, Vernon, and Elizabeth Euliano, 7 Jakes Way, Vernon, that were hand delivered prior to the meeting.

*Mr. Galat made a motion seconded by Mr. Lewis to continue public hearing to the next regularly scheduled meeting on January 26, 2016. Motion carried unanimously.*

Public Hearing closed at 8:29 p.m. Recess for ten minutes.

4. Status of Cease & Correct Orders

20 Dockerel Road (Gregory & Susan Prentiss).
Mr. Perry needs to walk property one more time to be sure it is properly cleaned. He will have answers by next meeting.

50 Windsorville Road.
Mr. Perry has approval to contact attorneys.

5. Discussion/Additional Business

5.1 Receipt of Application and Determination of Significance

5.1.1 Application **[IWC-2015-09]** of Town of Vernon for a wetlands permit to conduct activities in the wetlands upland area at the Amerbelle site at # 104 East Main Street and #5 Brooklyn Street, (Assessor's ID: Map #40, Block #0119, Lot/Parcel #6 and Map #41, Block 0119, Lot/Parcel #1).

David Smith, Town Engineer, Town of Vernon, appeared on behalf of application and discussed site clean up and diversion piping to facilitate removal of existing buildings, presenting work to be done and expecting to return at the next scheduled meeting with proposed plan details.

Discussion was held regarding significant vs. non-significant activity.

*Chairperson Morhardt made a motion seconded by Mr. Lewis to receive application on the basis of non-significant activity because the area of diversion is not mapped as a wetland and the subsequent effect on the watercourse will be to remove the top of an existing culvert after the demolition is done and cleanup is executed. Motion carried unanimously.*

5.1.2 Application **[IWC-2015-10]** of Town of Vernon for a wetlands redesignation and a wetlands permit to conduct activities in an upland review area at #37 Pleasantview Drive parking area Assessor's ID: Map #03, Block #0004, Lot/Parcel #00026).

David Smith, Town Engineer, Town of Vernon, appeared on behalf of application and discussed plans to create pervious parking area at trailhead, remove existing topsoil, and replace with pavement millings.

*Chairperson Morhardt made a motion seconded by Mr. Lewis to receive Application **[IWC-2015-10]** and schedule a public hearing to address wetland redesignation. Motion carried unanimously. Public Hearing will be held at the next scheduled meeting on January 26, 2016.*

5.2 Wetlands Enforcement Officer – Report
No paper copy of Report
Talcottville Mills – demolition getting started
Loom City Lofts – CO this week
263 South Street, Woodland Place – final grading on cul-de-sac
Santini – work around wetland area done, stabilized
Park West – completed

5.3. Inland Wetlands Agent – Report
Application approved, upland review area, 46 Wells Road, Wells Country Village LTD, Lot 1, proposed garage and driveway.

*6.* Adjournment
*Mr. Lewis made a motion seconded by Mr. Kane to adjourn at 9:18 p.m. Motion carried unanimously.*

Respectfully Submitted
*Susan Hewett*
Recording Secretary