

T.C.

Town of Vernon
Inland Wetlands Commission (IWC)
Tuesday, November 22, 2016, 7:00 p.m.
Council Chambers, 3rd Floor
Vernon Memorial Building
14 Park Place
Rockville/Vernon, CT

RECEIVED
VERNON TOWN CLERK
16 DEC 19 AM 10:23

APPROVED MINUTES

1. Call to Order and Roll Call

Vice Chairman Ronald Kane called the meeting to order at 7:00 p.m. Also in attendance were Robert Lewis and Jeff Pescosolido. Staff members present were Marina Rodriguez, Town Planner; Craig Perry, Town Wetlands Agent; and David Smith, Town Engineer.

2. Administrative Actions

2.1 Communications received not related to Agenda Items.
None

2.2 Acceptance of Minutes.

Revision on page two, second paragraph and third sentence to read:
Town Planner read into the record a letter dated October 25, 2016, received from BL Companies regarding BL Project No. 15C5289-F stating that applicant would not be attending the meeting because they are in the process of revising the plans to address comments received to date. They will be presenting the revised plans at the Inland Wetland meeting on November 22, 2016.

Mr. Lewis made a motion seconded by Mr. Pescosolido to accept the minutes from October 25, 2016, with revisions. Motion passed unanimously.

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

2.4 Sale of Town Owned Real Estate at #97 Main Street, Talcottville.

Memo from Town Administration to Inland Wetland Commission regarding sale of Town-owned Real Estate, Parcel #01-0158A-00013 also known as the Talcotville School requesting comments from Commission. No comments were received.

Mr. Pescosolido made a motion seconded by Mr. Lewis that the Commission received the letter and finds no issues or concerns with the potential sale of #97 Main Street, Parcel #01-0158A-00013. Motion passed unanimously.

3. Public Hearing/Action

- 3.1 Continuation hearing for Application [IWC-2016-05] of Richard Korris for a Wetlands Permit to conduct activities in a regulated area for #129 Talcottville Road (Assessor's ID: Map #02, Block #0004, Lot/Parcel #00078).

Jeff Bord, P.E. and Kimberly Lesay, Senior Project Manager of BL Companies, Inc. appeared on behalf of applicant. Mr. Bord reviewed proposed plan and addressed concerns that had been presented at the last meeting. Ms. Lesay addressed the impact on the wetland area and watercourse flow. Letter from BL Companies dated November 15, 2016, with responses to comments was included in Commission packet.

Town Planner noted for the record the three plans being reviewed by the Commission at this meeting are the revised plans to November 14, 2016, the Storm Water Management Report has remained the same, and the Revised Wetlands Identification and Delineation Report dated November 14, 2016. Discussion took place.

Town Planner requested discussion for the record the storage building and the feasibility problems of reducing the footprint, making it taller and out of the upland review area, and why it would not be an alternative. Discussion took place.

Public Comments:

James Throwe, 97 Riverside Drive, expressed concerns of water run off and oil separator.

Email dated November 22, 2016, read into the record from resident Ann Letendre regarding concern of amount of fill adjacent to wetland area and urging Commission to note comments in a 2005 report prepared by Fuss and O'Neill.

Email dated November 22, 2016, read into the record from Board of Directors, Friends of the Hockanum River Linear Park, Inc., and Vernon Hockanum River Linear Park Committee noting the future trail location to be on the parcel, 129 Talcottville Road, along the edge

of the river and agreeing with proposed easement to extend the easement to all areas outside the limit of disturbance. Copies of correspondence distributed to Commission members. More discussion took place.

Mr. Lewis made a motion the Commission does not hire an outside expert per resident's concerns. Motion was not seconded; motion failed.

Jeff Pescosolido made a motion seconded by Mr. Lewis to continue the public hearing to Tuesday, December 13, 2016, for review of the Fuss and O'Neill report of December 2005 so the applicant, Vernon staff, and Commission be given an opportunity to review and address the concerns raised regarding the application. Motion passed unanimously.

Five minute recess, meeting reconvened at 8:45 p.m.

- 3.2 Application **[IWC-2016-06]** of Garrett Homes, LLC for a Wetlands Redesignation at 1188 Hartford Turnpike (Assessor's ID: Map #43, Block #68, Lot/Parcel #30).

Town Planner read into the record the Public Notice published in the *Journal Inquirer* published on November 12, 2016, and November 19, 2016.

Attorney Dorian Famiglietti and Ed Pawlak, Registered Soil Scientist, Certified Professional Wetland Scientist of Connecticut Ecosystems appeared on behalf of the applicant. Attorney Famiglietti presented the plan. Mr. Pawlak discussed his soil investigation and testing. Discussion took place.

Mr. Perry confirmed that the property was redesignated and the GIS Wetlands Map will need to be corrected.

*Mr. Pescosolido made a motion seconded by Mr. Lewis to accept Application **[IWC-2016-06]** of Garrett Homes, LLC for a Wetlands Redesignation at 1188 Hartford Turnpike (Assessor's ID: Map #43, Block #69, Lot/Parcel #30) as presented by applicant and soil scientist. Motion passed unanimously.*

- 3.3 Application **[IWC-2016-07]** of Garrett Homes, LLC for a Wetlands Permit to conduct activities in a regulated area at #1188 Hartford Turnpike (Assessor's ID: Map #43, Block #68, Lot/Parcel #30).

Town Planner read into the record the Public Notice published in the *Journal Inquirer* published on November 12, 2016, and November 19, 2016.

Attorney Dorian Famiglietti, Alan Carpenter, Registered Professional Engineer, CPH, and Kimberly Lesay, Senior Project Manager of BL Companies, Inc. appeared on behalf of applicant. Attorney Famiglietti discussed the site plan noting there is no direct impact on the wetlands, with some activity in the upland review area. Mr. Carpenter distributed copies of the site plan and discussed the proposed construction of the retail buildings, parking facilities and driveway, drainage facilities, utilities, grading, and landscaping. Discussion took place. Ms. Lesay discussed the soils map, functions and values of the property, and referenced the Wetlands Identification and Delineation Report.

Mr. Pescosolido made a motion seconded by Mr. Lewis to approve Application [IWC-2016-07] of Garrett Homes, LLC for a Wetlands Permit to conduct activities in a regulated area at #1188 Hartford Turnpike (Assessor's ID: Map #43, Block #68, Lot/Parcel #30) as presented with two notes: 1. There is a finished rise at the entrance, and 2. The applicant will address the concerns of the Wetlands Enforcement Officer regarding erosion and sedimentation stabilization prior to construction. Motion passed unanimously.

4. Status of Cease & Correct Orders

None

5. Discussion/Action and Additional Business

5.1 Receipt of Application and Determination of Significance.

None

5.2 Wetlands Enforcement Officer – Report

Enforcement letter regarding Woodland Place at Jan Drive was received and Wetland Enforcement Officer is satisfied with the repairs.

5.3 Inland Wetlands Agent – Report

None

6. Adjournment

Mr. Lewis made a motion seconded by Mr. Pescosolido to adjourn 9:26 p.m. Motion carried unanimously.

Respectfully Submitted

Susan Hewett

Recording Secretary