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Town of Vernon
Inland Wetlands Commission (IWC)
Tuesday, September 27, 2016, 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 the meeting to order at 7:02 p.m. Also in attendance were Ronald Kane 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.

Approval letter dated August 24, 2016, regarding Application **[IWC-2016-02]** for a Wetlands Permit to construct a Foot Bridge at Hockanum River Linear Park.
Letter dated August 15, 2016, from Connecticut Association of Conservation and Inland Wetlands Commission, Inc.

2.2 Acceptance of Minutes.

Mr. Kane requested corrections on pages two and three to the name John Williams.
Mr. Kane made a motion seconded by Chairperson Morhardt to accept the August 23, 2016, minutes with corrections. 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-2016-03]** of John Williams & Jo-Anne Rankin for a Wetlands Permit to construct a single-family house at #129 Grier Road (Assessor's ID: Map #52, Block #0140, Lot/Parcel #00027)

Town Planner read into the record the Public Notice published in the *Journal Inquirer* on September 17, 2016, and September 24, 2016. Notice of Hearing also sent to abutters on September 20, 2016.

For the record, Town Planner noted the Commission received a Memo dated September 27, 2016, from Conservation Commission and a Memo dated September 26, 2016, from Town Engineer; both were distributed at this meeting. Included in packet was a letter from North Central District Health Department dated August 22, 2016. Also included were Staff Comments received from the Wetlands Officer dated August 15, 2016, Fire Marshal dated August 15, 2016, Traffic Authority dated August 15, 2016, and Agenda - Zoning Board of Appeals. No comments were included except for Wetlands Agent recommending addition of silt sock or a row of straw bales.

Present were Mark Peterson, Professional Engineer, Gardner & Peterson Associates, LLC, and John Williams and Jo-Anne Rankin, applicants. Mr. Peterson presented plans for removal of existing structure, deck, and trees. Silt fence will be added, underground utility and pipes also removed. He estimated two weeks of work before construction can begin. Also discussed continuing retaining wall once lake is lower, adding stone patio, eliminating walkway, removing paved area, new smaller driveway, construction staging, runoff, and sediment trap. Mr. Williams explained the stone patio materials.

Mr. Kane made a motion seconded by Mr. Lewis to close the public hearing. Motion carried unanimously. Public Hearing closed at 7:32 p.m.

Chairperson Morhardt made a motion seconded by Mr. Lewis to accept Application ***[IWC-2016-03]*** *of John Williams & Jo-Anne Rankin for a Wetlands Permit to construct a single-family house at #129 Grier Road. (Assessor's ID: Map #52, Block #0140, Lot/Parcel #00027). Staff comments particularly from Town Engineer conclude that the project looks thoughtfully planned and sufficiently detailed and the Bolton Lake will be protected from negative impacts. Also the water runoff would not exceed what they currently have, peek runoff would be diminished. Commission would like to integrate comments from the Conservation Commission regarding the lawn care program utilizing long-acting organic fertilizers and installing a buffer zone with minimally trimmed vegetation to prevent solids to runoff in lower areas. With those modifications the Commission recommends the approval of the application. The plans used as a basis for this approval included the revision of 8-24-2016. Motion carried unanimously.*

4. Status of Cease & Correct Orders
   None

5. Discussion/Action and Additional Business

5.1 Receipt of Application and Determination of Significance.

5.1.1 Application **[IWC-2016-04]** of Evan Gerber for a Wetlands Permit for a Retention Pond Clean-up at #624 Dart Hill Road (Assessor's ID: Map #04, Block #0004, Lot/Parcel #0001A)

Mr. Gerber presented a map and the plan to clean up and excavate the eroded areas and to bring the pond to previous size, increasing visual aesthetic of property. Discussion was held regarding water source, elevations, jurisdiction, significant activity, more detailed plans requested.

*Chairperson Morhardt made a motion seconded by Mr. Lewis to receive Application **[IWC-2016-04]** of Evan Gerber for a Wetlands Permiup at #624 Dart Hill Road (Assessor's ID: Map #04, Block #0004, Lot/Parcel #0001A). Motion carried unanimously. A second motion was made that Application **[IWC-2016-04]** is found to be significant activity and will be scheduled for a public hearing at the next IWC meeting on October 25, 2016. Motion carried unanimously.*

5.1.2 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. Project Manager, BL Companies, Meriden, appeared on behalf of the applicant and presented an overview of site and proposed building of three structures. Discussion was held regarding redirecting water, landscape, parcel layout, removing invasive species, significant fill to edge of wetlands.

*Chairperson Morhardt made a motion seconded by Mr. Lewis to receive 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). Motion carried unanimously. A second motion was made that Application **[IWC-2016-05]** is found to be significant activity and will be scheduled for a public hearing at the next IWC meeting on October 25, 2016. Motion carried unanimously.*

5.2 Wetlands Enforcement Officer – Report

Mr. Perry, Town Wetlands Agent, distributed the IWC Project Status Report dated September 2016 and discussed the status of the Applications.

5.3 Inland Wetlands Agent – Report
None

Chairperson Morhardt made a motion seconded by Mr. Kane to modify the minutes that were previously accepted changing the date stated in the second paragraph on page three to read "September 27, 2016." Motion carried unanimously.

6. Adjournment

Mr. Kane made a motion seconded by Mr. Lewis to adjourn at 8:37 p.m. Motion carried unanimously.

Respectfully Submitted
Susan Hewett
Recording Secretary