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Town of Vernon
Inland Wetlands Commission (IWC)
Tuesday, October 25, 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 7:04 p.m. Also in attendance were Ronald Kane, Robert Lewis, and Jeff Pescosolido. 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.

Commission received email communication regarding 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). Application has been withdrawn and Commission has confirmed. Copy of communication was distributed.

2.2 Acceptance of Minutes.

Mr. Kane made a motion seconded by Mr. Lewis to accept the minutes from September 27, 2016, as submitted. Motion passed unanimously. Mr. Lewis noted correction on page three of Commission packet correcting dates for Ronald Kane. Dates should read 4/18/14 to 4-17-17.

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

3. Public Hearing/Action

3.1 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)

Town Planner read into the record the Public Notice published in the *Journal Inquirer* on October 15, 2016, and October 22, 2016. Notice of Hearing also sent to abutters on October 17, 2016.

For the record Town Planner noted the Commission received staff reviews and comments and other correspondence from Conservation Commission dated October 22, 2016, Town Engineer dated October 21, 2016, North Central Conservation District dated October 24, 2016, staff comments from Traffic Authority dated October 17, 2016, Zoning Enforcement Officer dated October 17, 2016, and Health District dated October 25, 2016. Copies were distributed to commission members. Commission packet included Wetland Agent/Enforcement Officer comments dated October 17, 2016, and Fire Marshal dated October 14, 2016. All comments received have been forwarded to the Applicant.

Commission received memo dated October 18, 2016, from the applicant regarding Plans Revisions - Explanation of Changes to the application dated September 27, 2016, and revised plans dated October 14, 2016. Town Planner read into the record a letter dated October 25, 2016, received from BL Companies regarding BL Project No. 15C5289-F. A copy of both were distributed to commission members.

Public hearing was opened at 7:20 p.m.

Maria Saunders of 6 Pleasant View Drive appeared and had questions regarding any proposed changes to the maps she received. Concern was expressed for the drainage and discharge on the applicant's property and the effect it would have on her property. Discussion was held.

Pam Babey of 24 Pleasant View Drive appeared and had questions regarding drainage from the Taco Bell property. Questions were also raised regarding her well water and the proposed storage facility. Discussion was held.

Chairperson Morhardt made a motion seconded by Mr. Kane to continue the public hearing to the November 22, 2016, meeting. 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.

5.1.1 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)

Attorney Dorian Famiglietti, of Kahan, Kerensky & Capossela, LLP appeared to present the application.

*Chairperson Morhardt made a motion seconded by Mr. Kane to accept Application **[IWC-2016-06]** for a Wetlands Redesignation at 1188 Hartford Turnpike (Assessor's ID: Map #43, block #68, Lot/Parcel #30). Motion passed unanimously. Public Hearing will be scheduled.*

Town Wetlands Agent commented regarding a conflict of information received on the redesignation map. Maps were distributed and the boundary lines were discussed.

5.1.2. 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)

Attorney Dorian Famiglietti and Alan Carpenter, registered engineer, CPH appeared on behalf of the applicant. Discussion was held regarding the site and the wetlands report, copy of which was included in commission packet. Also discussed an overview of the activities, negligible impact on wetlands, drainage, and discharge to storm water area, plantings, storm water report, and soil scientist report. Discussed Dobbs Crossing field delineation with possible map inconsistencies. Suggestion was made that abutters may have interest in redesignation. Applicant requested a week to confirm if wetlands are found, if so a public hearing would be scheduled.

*Chairperson Morhardt made a motion seconded by Mr. Kane to receive 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). Commission determined this is not a significant activity but will schedule a public hearing for the November 22, 2016, meeting on the basis of it being in the public interest.*

5.2 Wetlands Enforcement Officer – Report

Inland Wetland Enforcement Officer distributed copies of photograph and Violation Notice that was sent to Kenneth Boynton, 627 Talcottville Road, Vernon regarding Woodland Place.

5.3 Inland Wetlands Agent – Report
None

6. Adjournment

Mr. Kane made a motion seconded by Mr. Lewis to adjourn 8:23 p.m. Motion carried unanimously.

Respectfully Submitted
Susan Hewett
Recording Secretary