

TOWN OF VERNON
Inland Wetlands Commission (IWC)
Tuesday, September 22, 2020, 7:00 PM
VIA ZOOM

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Draft Minutes

1. Call to Order & Roll Call by Chairperson Rachel Stansel at 7:02 PM.
 - Regular members present: Rachel Stansel, Don Schubert, and Kathy Minor
 - Regular members absent: Frank Galet
 - Alternate member absent: Jeff Pescosilido
 - Staff members present: Craig Perry, Wetlands Agent, David Smith, Town Engineer and George McGregor, Town Planner

2. Administrative Actions
 - 2.1 Amendment/Adoption of Agenda - Additional business to be considered under agenda item #9 "Other Business" requires Commission vote

NONE

 - 2.2 Approval of the Minutes from the August 25, 2020 regular meeting

Don Schubert made a motion to **APPROVE** the minutes form August 25, 2020 with changes. Kathy Minor seconded and the motion carries unanimously.

 - 2.3 Communications received NOT related to Agenda items, if any

NONE

 - 2.4 Call for filing(s) of Intervener petition(s) and determination of status

NONE

3. New Applications for Receipt and Determination of Significance
 - 3.1 **IWC-2020-07**, Application of the Town of Vernon for the re-designation of wetland boundaries, upon discovery of an apparent mapping error, for property located at 14 Wildwood Rd. (Assessor ID: Map 54, Block 0141, Parcel 0001C).
 - George McGregor, Town Planner, explained the application.
 - Discussion ensued.
 - Kathy Minor motioned, seconded by Don Shubert, to receive the application and place it on the October 27, 2020 regular meeting agenda for Public Hearing. Motion carries unanimously.

4. Public Hearing and Action on New Application(s)

4.1 IWC-2020-06, Application of CT Golf Land LLC, for a Wetlands Permit for site grading, new construction, demolition, and other activities in an upland review area, on property located at 95 Hartford Tpke. (Assessor ID: Map 1, Block 158, Parcel 00095).

- George McGregor, Town Planner, read in record the public noticed published in the Journal Inquirer September 12, 2020 & September 19, 2020. Abutter notices were also sent.
- Mark Peterson, Engineer from Gardner & Peterson, spoke in regards to the application
- Rick Zulick, Soil Scientist, spoke in regards to the application
- Discussion ensued
- Chairperson Rachel Stansel opened the public hearing at 7:32 PM
- No one spoke in favor or against
- Ann Letendre, 29 Gottier Dr, spoke with questions and comments in regards to the application
- Mark Peterson spoke in response to comments
- Don Schubert mad a motion to close the public hearing at 7:46 PM. Kathy Minor seconded and the motion carries unanimously.

Rachel Stansel **MOVED**, that the Vernon Inland Wetlands and Watercourses Commission does hereby **APPROVE**, the application (**IWC-2020-06**) of CT Golf Land LLC for a Wetlands permit by Commission based on the following findings:

- The project will have no adverse impacts on wetlands or watercourses;
- There are no prudent or feasible alternatives

AND, Subject to the Site Plan of Development dated August 15, 2020, revised through September 10, 2020, prepared by Gardner & Peterson, Associates, LLC. Don Schubert seconded and the motion carries unanimously.

5. Status of Cease & Correct Orders, if any

NONE

6. Wetlands Enforcement Officer Report, if any

Craig Perry, Wetlands Agent, gave updates

7. Inland Wetlands Agent Approvals, if any

7.1 **WA-2020-03** 31 Heather Drive-Inground pool

7.2 **WA-2020-04** 167 Hartford Tpke-Vehicle Storage lot

Craig Perry, Wetlands Agent, gave information and updates on the approvals

8. Other Business

8.1 IWC-2015-05, Mr. Ken Kaplan requests an extension of the Wetlands permit issued for non-significant activity Wetlands Permit to construct a proposed parking area at #161 and 200 West Main Street (Assessor's ID: Map #22, Block #58 and #59, Lots/Parcels #13 and #1) and 7 Orchard St. (Assessors ID: Map#23, Block#58, Lot/Parcel#00012., and subsequent site work and storm water discharge on 224 West Main St, and 8 Maple Street (Assessor's ID: Map #22, Block #54, Lots/Parcels #00014 and #00015), and a separate parcel on West Main

(Assessor's ID: Map #22, Block #51, Lots/Parcel #0012A).

- George McGregor, Town Planner, explained the request to the commission.

Rachel Stansel **MOVED**, that the Vernon Inland Wetlands and Watercourses Commission does hereby EXTEND IWC 2015-05 until October 9, 2025, upon a finding that there has been no substantial change to the circumstances or development plan associated with the original 5-year permit. Kathy Minor seconded and the motion carries unanimously.

9. Adjournment

Don Schubert made a motion to adjourn at 7:58 PM. Kathy Minor seconded and the motion carries unanimously.

Jill Rocco
Recording Secretary