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INLAND WETLANDS COMMISSION (IWC)
SPECIAL MEETING
WEDNESDAY, OCTOBER 5, 2011, 5:30 P.M.
THIRD FLOOR (COUNCIL CHAMBERS)
MEMORIAL BUILDING TOWN HALL
14 PARK PLACE
ROCKVILLE/VERNON, CT

MEMBERS PRESENT: Steve Peterson, John Kopec, Mark Kalina, Lynda Morhardt (Alternate, seated for Frank Galat)

STAFF PRESENT: Len Tundermann, Town Planner
Craig Perry, Wetlands Enforcement Officer

1. CALL TO ORDER & ROLL CALL

The meeting was called to order at 5.42 P.M. by Steve Peterson.

2. ADMINISTRATIVE ACTIONS

2.1 Communications

None

2.2 Approval of Minutes – September 21, 2011

Motion was made by Steve Peterson to approve the minutes to the September 21, 2011 meeting. Second to motion was John Kopec. Motion carried 3-0 (Mark Kalina abstained - not present at the September 21, 2011 meeting).

Motion was made by Steve Peterson to approve the minutes to the August 23, 2011 meeting. Second to motion was Lynda Morhardt. Motion carried unanimously.

3. PUBLIC HEARING

- 3.1 Application (IWC-2011-05) of Carmen Melaragno for a wetlands redesignation and a wetlands permit to erect a shed in the upland review area of a watercourse at #71 Pearl Drive (Assessor's ID: Map #09, Block #015T, Lot/Parcel #00040).

Public Hearing Open

Len Tundermann read the legal notice published in the Journal Inquirer. Applicant, Carmen Melaragno attended the meeting stating he hired George Logan, REMA Ecological Services, LLC, to survey the property. George Logan's report noted the absence of wetland-type soils northwesterly of the stream channel, and indicated that that is consistent with the current USDA-NRCS soil mapping but is not consistent with the Town of Vernon GIS mapping of wetlands in the area.

Public Hearing Closed at 5:58 P.M.

4. DISCUSSION/ACTION/ADDITIONAL BUSINESS

4.1 Application (**IWC-2011-05**) of Carmen Melaragno for a wetlands redesignation and a wetlands permit to erect a shed in the upland review area of a watercourse at #71 Pearl Drive (Assessor's ID: Map#09, Block #015T, Lot/Parcel #00040); request for waiver of application fee.

Motion was made by Mark Kalina to accept the redesignation and that the Town of Vernon map be changed to correspond with the channelized stream. Second to motion was made by Steve Peterson. Motion carried unanimously.

Motion was made by John Kopec to approve the permit with the understanding the application fee will not be waived for as requested by the applicant. Second to motion was made by Steve Peterson. Motion carried unanimously.

4.2 Application (**IWC-2011-04**) of ESS 1031 Hartford Turnpike, LLC for a wetlands permit to construct 66 residential apartment units in an upland review area of a wetland at 999A, 1005, 1015, 1025 & 1031 Hartford Turnpike (Assessor's ID: Map #38, Block #0072, Lot/Parcel #0030D; Map #38, Block #0072, Lot/Parcel #00029; Map #38, Block #0072, Lot/Parcel #00029A; Map #38, Block #0072, Lot/Parcel #0036A; & Map #38, Block #0072, Lot/Parcel #00028, respectively).

In attendance was Attorney Len Jacobs, Eric Peterson, Gardner & Peterson, John Ianni, Soil Scientist, Eric & Kevin Santini. John Ianni presented the proposed plan. Craig Perry expressed the following concerns:

- The elevation of the top of the detention basin outlet structure is the same as the top of the berm. Water could potentially go over the berm before it would enter the structure. Gardner & Peterson had offered to lower the top of the frame by one foot.

- Craig questioned the spillway existing directly onto the state road.
- Craig asked for clarification of what storm water was and was not being directed into the infiltrators.
- Craig questioned John Ianni if the detention basin was designed to be a wet bottom or not and how the two compare to each other.

Eric Peterson and John Ianni addressed Craig Perry's questions. Eric Peterson agreed to lower the elevation of the top of the outlet structure for the detention basin below the elevation of the berm.

Motion was made by John Kopec to approve the permit for application **IWC-2011-04**. Second to motion was made by Lynda Morhardt. Motion carried unanimously.

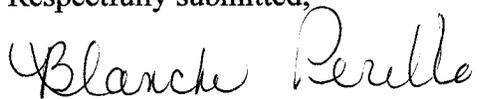
4.3 Status of regular meeting of October 25, 2011.

The next IWC meeting on October 25, 2011, will be cancelled unless new applications are submitted.

5. ADJOURNMENT

Motion was made by Lynda Morhardt to adjourn the meeting at 6:37 P.M. Second to motion was made by John Kopec. Motion carried unanimously.

Respectfully submitted,



Blanche Perillo, Recording Secretary