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INLAND WETLANDS COMMISSION (IWC)  
REGULAR MEETING  
FEBRUARY 22, 2011, TUESDAY, 7:00 P.M.  
THIRD FLOOR  
MEMORIAL BUILDING, TOWN HALL  
14 PARK PLACE  
ROCKVILLE/VERNON, CT

MEMBERS PRESENT: Steve Peterson, John Kopec, Lynda Morhardt, Frank Galat,  
Jeffrey Pescosolido.

STAFF PRESENT: Craig Perry, Wetlands Enforcement Officer, Hal Cummings,  
Town Attorney

RECORDING SECRETARY: Blanche Perillo

**1. CALL TO ORDER & ROLL CALL**

The meeting was called to order at 7:00 PM by Steve Peterson.

**2. ADMINISTRATIVE ACTIONS**

2.1 Election of Officers

Motion was made by John Kopec to nominate Steve Peterson for Chairman.  
Second motion made by Frank Galat. Motion carried unanimously.

Motion was made by Steve Peterson to nominate John Kopec for Vice Chairman.  
Second motion made by Lynda Morhardt. Motion carried unanimously.

Motion was made by Steve Peterson to nominate Jeffrey Pescosolido for Secretary.  
Second motion made by Frank Galat. Motion carried unanimously.

2.2 Communications received not related to Agenda items

2.3 Adoption of Agenda

#### 2.4 Acceptance of Minutes

Motion was made by John Kopec to accept the minutes from the October 26, 2011 meeting. Second motion made by Jeffrey Pescosolido. Motion carried unanimously.

Motion was made by John Kopec to accept the minutes from the January 25, 2010 meeting adding to the minutes " Staff Present: Craig Perry, Wetlands Enforcement Officer". Second motion made by Frank Galat. Motion carried unanimously.

#### 2.5 Call for filing(s) of Intervener petition(s) and determination of status

None

### **3. PUBLIC HEARING**

3.1 Application (**IWC-2010-07**) of Barbara Cantor for a Wetlands permit to conduct activities in a wetlands regulated area for the restoration and reconstruction of the retaining wall and storage building at #98 East Main Street ( Assessor's ID: Map #40, Block #17, Lot/Parcel #5)

Reference: Memorandum from Len Tundermann to the IWC Commission dated February 22, 2011

The applicant's surveyor verbally informed the staff that the survey is not yet ready to be presented to support the application.

The Public Hearing was opened and continued at the March 22, 2010 IWC meeting.

Motion was made by Steve Peterson to table the Public Hearing for **IWC-2010-07** until the March 22, 2010 meeting. Second motion was made by Jeffrey Pescosolido. Motion carried unanimously.

### **4. DISCUSSION/ACTION/ADDITIONAL BUSINESS**

4.1 Executive session per CGS 1-225(a), 1-200(6), and 1-200(9) to discuss consideration of action to enforce inland wetlands regulations on properties at 199 Tunnel Road and at 90 and 94 Gerald Drive.

Motion was made by Steve Peterson to begin the Executive Session at 7:10 P.M. Second motion was made by John Kopec. Motion carried unanimously.

Motion was made by Lynda Morhardt to cease the Executive Session at 7:30 P.M. Second motion was made by John Kopec. Motion carried unanimously.

Motion was made by Steve Peterson to authorize Vernon Town Attorney Hal Cummings, to oversee the judgment settlement regarding 199 Tunnel Road.  
Second motion was made by Frank Galat. Motion carried unanimously.

4.2 Discussion whether a Declaratory Ruling could be considered for possible reconfiguration of Laurel Woods subdivision as a Cluster Development per Section 7 of the Zoning Regulations.

Mark St. Germain (owner) and Greg Pinto (Capstone Builders, Inc) attended the meeting.

Hal Cummings stated that the permit on the subdivision is still viable. Since Len Tundermann was absent from the meeting, Hal spoke on Len's behalf mentioning that Len asked if the applicant would consider a Cluster type subdivision. Lots would be smaller in size and would be less of an impact on the wetlands.

Lynda Morhardt asked about the number of units and if there was additional open space. Greg Pinto replied that the approved plan had 16 units and a condensed version would be 18 units with 18 septic systems. There will be 15% open space (no more - same as the original plan) just better situated. The commission agreed that the modification to the original plan is better however, they requested to see the design and compare the original to the proposed change.

4.3 Receipt of Applications & Determination of Significance

None

4.4 Status of Cease & Correct Orders

- 199 Tunnel Road

Discussed in the Executive Session

- 90 Gerald Drive & 94 Gerald Drive

Discussed in the Executive Session

- Talcottville Mill, 47 Main Street

For the members who were not present at the last meeting, Craig Perry reviewed the recent letter (dated 1-12-2011) to Peter Ciccaglione from the USACE.

4.5 Wetlands Enforcement Officer – Report

No changes since the January meeting.

4.6 Inland Wetland Agent – Report

- 8 Whitney Ferguson Drive

Proposed 12X12 sunroom and 12X24 deck

- Ray Seraphin Ford

Request for a small 22x44 garage for two towing vehicles.

- Brandy Hill Road Estates

This request had been denied by Craig Perry

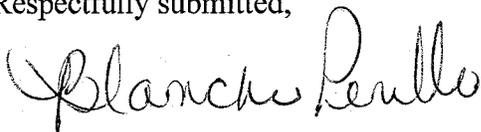
4.7 Items added

None

**5. ADJOURNMENT**

The meeting was adjourned at 8:15 P.M.

Respectfully submitted,

A handwritten signature in cursive script that reads "Blanche Perillo". The signature is written in dark ink and is positioned below the text "Respectfully submitted,".

Blanche Perillo, Recording Secretary