

TOWN OF VERNON
Inland Wetlands Commission (IWC)
Meeting Notice & Agenda
Tuesday May 25, 2021, 7:00 PM

VIA Teleconference

Join Zoom Meeting

<https://us02web.zoom.us/j/87856571540?pwd=WUR4VjIFN1ICUEpNckJuVys2OE5EZz09>

Meeting ID: 878 5657 1540

Passcode: 77cMYj

Dial In

(646) 876 9923

Meeting ID: 878 5657 1540

Passcode: 484520

AGENDA

1. Call to Order & Roll Call
2. Administrative Actions
 - 2.1 Amendment/Adoption of Agenda - Additional business to be considered under agenda item #8 "Other Business" requires Commission vote
 - 2.2 Approval of the Minutes from the April 20, 2021 regular meeting
 - 2.3 Communications received NOT related to Agenda items, if any
 - 2.4 Call for filing(s) of Intervener petition(s) and determination of status
3. New Applications for Receipt and Determination of Significance
4. Public Hearing and Action on New Application(s)
CONTINUATION of Public Hearing from April 20, 2021:
 - 4.1 Application **IWC-2021-04**, of Rashid Hamid, for a wetlands re-designation and a wetlands permit by Commission, for the development of a +-70 unit townhouse residential project, at 291 and 293 Talcottville Rd. (Assessor ID: Map 3 Block 4 Parcels 9A & 9E) and at 27, 32, 37, 38, and 46 Naek Rd. (Assessor ID: Map 3 Block 4 Parcels 008-8, 7, 4, 6, 5).
5. Status of Cease & Correct Orders, if any
6. Wetlands Enforcement Officer Report, if any
7. Inland Wetlands Agent Approvals, if any
 - 7.1 WA 2021-04, 190 Tunnel Rd, Wetland Agent Approval for the work associated with the construction of two proposed buildings and a parking expansion at Pave Tool Innovators.
8. Other Business
9. Adjournment

Draft Minutes

Town of Vernon
Inland Wetlands Commission (IWC)
Tuesday, April 20, 2021, 7:00 p.m.
Teleconference Meeting

DRAFT MINUTES

1. Call to Order and Roll Call

Chairperson Rachel Stansel called the meeting to order at 7:00 p.m. Also in attendance were Commission Members Don Schubert, Kathy Minor, and Frank Galat. Staff members present were David Smith, Town Engineer, George McGregor, Town Planner, and Craig Perry, Wetlands Enforcement Officer.

2. Administrative Actions

2.1 Amendment/Adoption of Agenda – Additional business to be considered under agenda item #8 “Other Business” requires Commission vote
None

2.2 Approval of Minutes from the March 23, 2021, regular meeting
Don Schubert made a motion seconded by Kathy Minor to approve the minutes of March 23, 2021. Motion carried 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
None

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

4.1 Application **IWC-2021-03**, of the Town of Vernon, Town Engineer for a wetlands permit by Commission, for the repair of an erosion problem (Mary Lane Drainage Project) at 152 West Street (Assessor’s ID: Map 21, Block 021F, Parcel 0002A). [Action Only]

David Smith explained the application and the plans to repair the erosion problem and stabilize the area. Discussion took place.

Kathy Minor made a motion seconded by Frank Galat that the Vernon Inland Wetlands and Watercourses Commission does hereby approve Application [IWC-2021-03] for a Wetlands permit by Commission, subject to the site plan entitled Mary Lane Drainage Improvements dated March 9, 2021, prepared by the Town of Vernon, and based upon the following findings:

*1. The project will have no adverse impacts on wetlands or watercourses.
Motion passed unanimously.*

4.2 Application **IWC-2021-04**, of Rashid Hamid, for a wetlands re-designation and a wetlands permit by Commission, for the development of a +-70 unit townhouse residential project, at 291 and 293 Talcottville Rd. (Assessor ID: Map 3, Block 4, Parcels 9A and 9E) and at 27, 32, 37, 38, and 46 Naek Rd. (Assessor ID: Map 3, Block 4, Parcels 008-8,7,4,6,5).

Town Planner read into the record the Public Hearing Notice published in the *Journal Inquirer* on April 10, 2021, and April 17, 2021.

Greg McCracken, of Jacobs, Walker, Rice and Barry, LLC, Manchester, attorney for applicant, introduced applicant Rashid Hamid, Eric Peterson, P.E., L.S., Gardner & Peterson Associates, LLC, and George Logan, MS, PWS, CSE, REMA Ecological Services, LLC.

George Logan addressed the Commission and presented his Wetlands Assessment: Summary of Findings dated April 12, 2021. He discussed the boundaries, ecological communities, and functions of the wetlands. Eric Peterson presented maps of the proposed drainage, site plan of development, erosion & sediment control, grading, utility plan, and wetlands redesignation plan. George Logan then presented his findings regarding the effects of the proposed activity on the communities and wetland functions. Discussion took place.

Commission took a five-minute recess and reconvened at 8:50pm.

Don Schubert made a motion seconded by Kathy Minor that the hearing be open to public comments.

No public comments were given.

Staff comments were given. Discussion took place.

*Chairperson Stansel made a motion seconded by Don Schubert to continue the Public Hearing for Application **IWC-2021-04** for a wetlands redesignation and wetland permit to the regularly scheduled meeting on May 25, 2021.*

5. Status of Cease & Correct Orders, if any
Craig Perry discussed the Cease & Correct Order regarding erosion control at the property discussed in Application **IWC-2021-04**.
6. Wetlands Enforcement Officer Report, if any
None
7. Inland Wetlands Agent Approvals, if any
None
8. Other Business
 - 8.1 Draft Future Land Use Summary & Maps-Link Below
Public Workshop via Zoom, April 29, 2021, 7:00pm
<https://www.vernon-ct.gov/departments-services/departments/planning-and-development/pocd>
9. Adjournment

Chairperson Stansel moved to adjourn at 9:21 p.m. Don Schubert seconded the motion.

Respectfully Submitted

Susan Hewett
Recording Secretary

APPLICATION 1



OFFICE OF THE
TOWN PLANNER

TOWN OF VERNON

55 WEST MAIN STREET, VERNON, CT 06066
(860) 870-3640
gmcgregor@vernon-ct.gov

MEMORANDUM

TO: IWC Members

FROM: George K. McGregor, AICP

SUBJECT: IWC 2021-04, Village at Naek

DATE: May 25, 2021

On April 20, 2021 the Vernon Inland Wetlands Commission continued the public hearing on the above referenced application. As of the date of publication of this memo, the Applicant had not submitted revisions or additional information.

The Applicant's representatives have requested an extension to the June 22, 2021 regular meeting. The Commission may act to once again continue the public hearing until June 22, 2021.

Please refer to the packet for the April 20, 2021 meeting or these links for all application information:

<https://www.vernon-ct.gov/fs/resource-manager/view/f81227c1-c3d1-4704-b7e0-35f98b354ff2>

<https://www.vernon-ct.gov/fs/resource-manager/view/2d32b9c2-ff42-4748-aecb-8ce95511a953>

GKM

From: [McGregor, George](#)
To: ["Gregory McCracken"](#)
Subject: RE: [EXTERNAL] RE: Village at Naek Update?
Date: Wednesday, May 19, 2021 9:04:00 AM

Acknowledged

From: Gregory McCracken <GMcCracken@jwrb.com>
Sent: Tuesday, May 18, 2021 2:11 PM
To: McGregor, George <GMcGregor@vernon-ct.gov>
Cc: Eric Peterson <epeterson@gardnerpeterson.com>; Gregory McCracken <GMcCracken@jwrb.com>
Subject: RE: [EXTERNAL] RE: Village at Naek Update?

We have discussed the situation with our client and team, and we agree that there will not be enough time for the commission's staff and members to review our proposed changes in time for this month's meeting. The applicant will grant a further extension under C.G.S. § 8-7d(a) to allow consideration of the application with the proposed changes at next month's meeting on June 22. We intend to submit our proposed changes this week, which should provide enough time for everyone to prepare for the meeting. Please let us know whether this will be acceptable.

Thank you.

Greg

Gregory W. McCracken
Partner
Jacobs, Walker, Rice & Barry, LLC
Phone: 860-646-0121
Fax: 860-645-6229
Email: gmcckracken@jwrb.com
Website: www.jwrbcioa.legal

Main Office and Mailing Address: 146 Main Street, Manchester, CT 06042
West Hartford, Connecticut Location: 15 North Main Street, Suite 100, West Hartford, CT 06107



WETLAND AGENT REPORT



OFFICE OF THE
TOWN ENGINEER

TOWN OF VERNON

55 West Main St., VERNON, CT 06066

Tel: (860) 870-3638

Fax: (860) 870-3683

E-Mail: cperry@vernon-ct.gov

To: Wetlands Commission
From: Wetlands Enforcement Officer
Subject: **IWC Project Status Report**

DATE: **2021 – May**

Note: **Red letters** indicate a change from the last report.

IWC-2021-03 (152 West St – Repair Drainage Area on Mary Lane).

- No construction activity at this time.

IWC-2021-02 (7 Beechwood Rd – New residential home).

- No construction activity at this time.

IWC-2021-01 (58 Wildwood Rd – New residential home).

- No construction activity at this time.

IWC-2020-08 (6 Hartford Turnpike – Suburban Subaru).

- No construction activity at this time.

IWC-2020-06 (CT Golfland).

- No erosion issues at this time.

IWC-2020-05 (Dart Hill Rd Bridge Replacement).

- Construction scheduled for the spring 2022.

IWC-2020-04 (Windermere Rd. – Athletic Fields).

- No construction activity at this time.

IWC-2020-03 (Main St. Bridge Replacement).

- Demolition of the deck and restoration of the railings has begun.

IWC-2019-05 (Chilstone, LLC 624 Dart Hill Rd – 4 unit apartment bldg.).

- Still needs P & Z approval.
- Project is on hold.

IWC-2019-04 (652 Dart Hill Rd – 15 lot development).

- Erosion control appears to be working well.
- Construction is on-going with no issues.

IWC-2019-02 WPCA (Wetlands Permit for site upgrades).

- Construction continues.

IWC-2017-05 (#133 Tunnel Road)

- Project is on hold.

IWC-2017-03 (Hyde Park LLC – #14 Hyde Ave - Apartments)

- No construction activity at this time.

IWC-2016-05 (129/145 Talcottville Rd – Storage Facility behind Wendy's)

- Project is on hold.

IWC-2015-05 (Kenneth Kaplan – Drainage System – 200 West Main St.)

- No construction activity at this time.
- Expires on Oct. 9, 2025

IWC-2015-02 (Kenneth Kaplan – Parking Area – 200 West Main St.)

- No construction activity at this time.
- Expires on June 9, 2025

IWC-2013-05 (133 Washington St. – House surrounded by wetlands)

- No construction activity at this time.
- Expires on 3-17-2026 with total extension applied.

IWC-2009-07 (Hotel at 53 Hartford Turnpike)

- No construction at this time.
- Expiration date is 11/25/2023 with total extension applied

IWC-2008-09 (380 Talcottville Road / Phase 2 The Shoppes at Vernon Valley)

- No construction at this time
- Expiration date is 7/28/2022 with total extension applied.

IWC-2005-26 (Bolton Branch Road – Laurel Woods Development)

- Tree clearing continues.
- The new expiration date is 9/4/2022 with total extension applied.

IWC-2003-05 (117 Reservoir Rd. – Home Depot)

- There is no construction activity at this time.
- Expiration date is 3/27/2022 with total extension applied.

Other Information of Importance:

Notice of Violation – Scranton Powersports

Recently there has been a lot of restoration work done. Needs to be re-inspected.

Wetland Agent Report:

Approval for;

190 Tunnel Road

Wetland Agent Approvals



OFFICE OF THE
TOWN ENGINEER

TOWN OF VERNON

55 West Main St., VERNON, CT 06066

Tel: (860) 870-3638

Fax: (860) 870-3683

E-Mail: cperry@vernon-ct.gov

Certified Letter

Pave Tool Innovators
190 Tunnel Rd
Vernon, CT 06066

c/o Phil Bahler

May 11, 2021

RE: Wetland Agent Approval for 190 Tunnel Rd

Dear Applicant,

I have received your Inland Wetlands Commission (IWC) application (WA-2021-04) for the above listed address. This application is requesting a Wetland Agent Approval for the work associated with the construction of two proposed buildings and a parking expansion. I have reviewed the proposed site plan for this project, titled BWB PROPERTIES (last revised 4/30/21), and it is my opinion that the proposed site work will have no present or future impacts to the adjacent wetlands as long as proper erosion control measures are taken during construction.

Subsequently, I approve this work as the Wetland Agent for the Town of Vernon in accordance with CT General Statutes 22a-36 thru 22a-45.

If you have any questions or concerns, you may contact me at 860-870-3638.

Sincerely,

Craig W. Perry
Wetland Agent
Wetlands Enforcement Officer

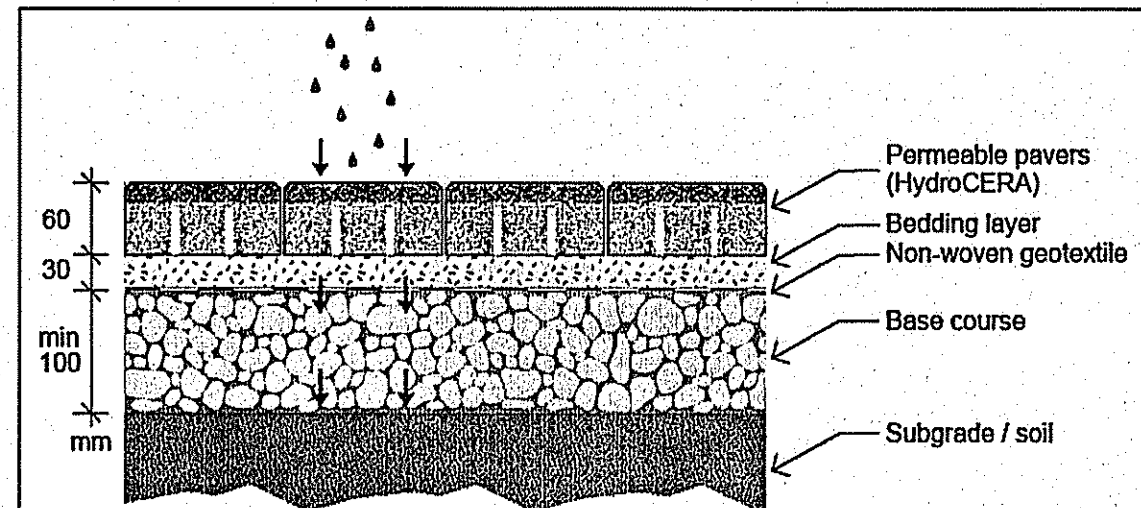
c.c. Rachel Stansel - Chairperson, Inland Wetlands Commission
David Smith, PE - Town Engineer
George McGregor, AICP - Town Planner

J File: WA-2021-04

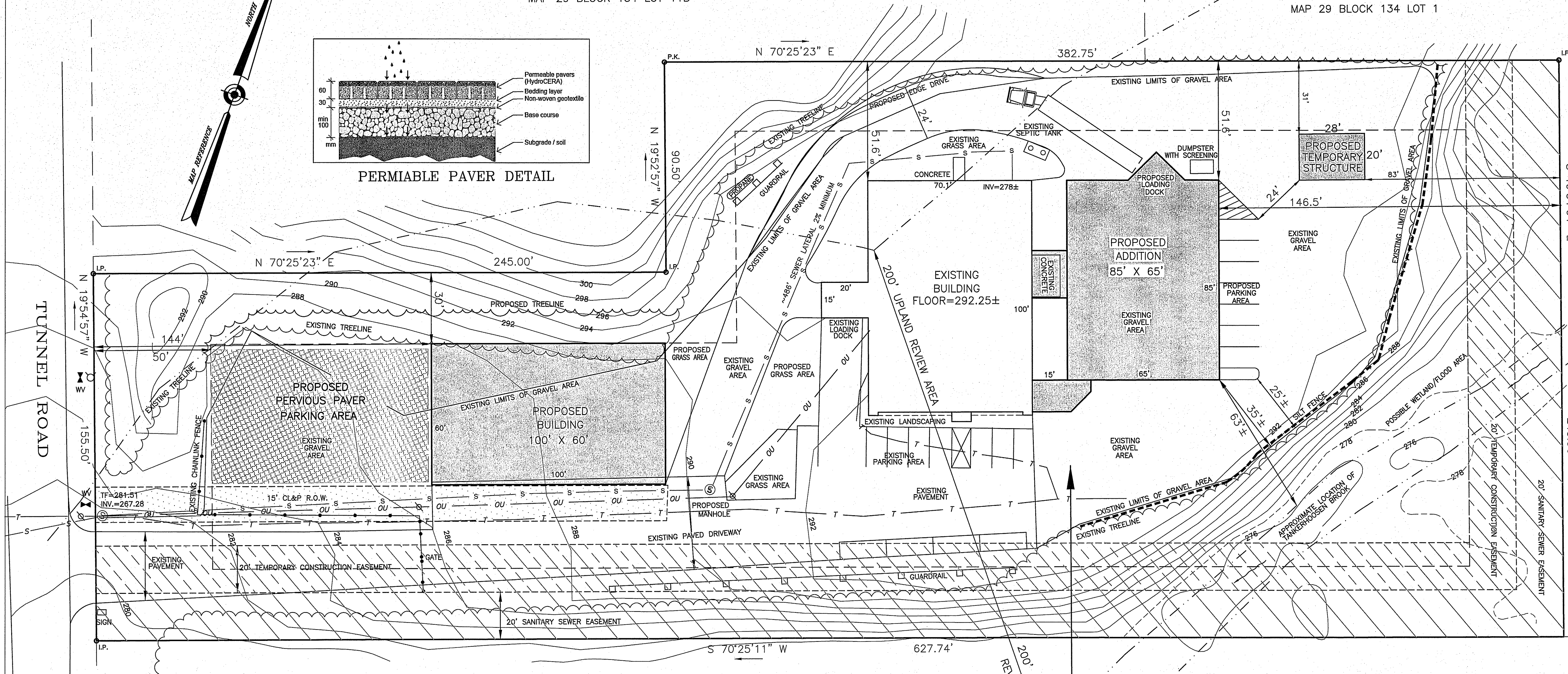
Landmark Surveys, LLC
62 Lower Butcher Rd
Ellington, CT 06029

N/F ROSE MADNICK REVOCABLE TRUST
178 TUNNEL ROAD
MAP 29 BLOCK 134 LOT 11B

N/F CONSERVATION FOREST LLC
60 SOUTH FRONTAGE ROAD
MAP 29 BLOCK 134 LOT 1



PERMIABLE PAVER DETAIL



N/F TOWN OF VERNON
25 VALLEY FALLS ROAD
MAP 29 BLOCK 134 LOT 9A

190 TUNNEL ROAD
MAP 29 BLOCK 134 LOT 11C
CONTAINS:
132,240± Sq. Feet
3.03± Acres

ZONING TABLE		
	REQUIRED	PROPOSED
FRONT YARD	50'	144'
SIDE YARD	30'	30'
REAR YARD	40'	146.5'

CALL BEFORE YOU DIG
TO INSURE SAFE, TROUBLE-FREE EXCAVATING,
TO LOCATE UNDERGROUND UTILITY PIPE AND
CABLE ANYWHERE IN CONNECTICUT, CALL 48
HOURS IN ADVANCE.
TOLL FREE, STATEWIDE 1-800-922-4455

- NOTES:**
- THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT". IT IS A DATA ACCUMULATION PLAN BASED UPON THE SURVEY LISTED BELOW THAT CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
 - BOUNDARY INFORMATION SHOWN HEREON IS BASED ON THE FOLLOWING SURVEYS:
A. "SURVEY PREPARED FOR: K & M ASSOCIATES, LLC JOB NUMBER: 01-217 FILE: K&M ASSOCIATES LLC/AES PROJECT LOCATION: TOLLAND COUNTY, CONNECTICUT PROJECT ADDRESS: 190 TUNNEL ROAD, VERNON, CT PROJECT NAME: ALTA/ACSM LAND TITLE SURVEY SURVEY PREPARED BY: MONCRIEF LAND SURVEYING, P.C. DATE OF ORIGINAL NOVEMBER 15, 2001"
 - PARCEL IS IN ZONE I.
 - PARKING SPACES: 12 EXISTING AND TO REMAIN.
 - PROPOSED IMPERVIOUS IMPROVEMENT SHOWN AT 52,000 S.F. TOTAL IMPERVIOUS COVERAGE NOT TO EXCEED 39% OR 51,573 S.F.
 - THE PURPOSE OF THIS MAP IS TO SHOW THE PROPOSED IMPROVEMENTS AND FOR THAT PURPOSE ONLY.
 - PUBLIC WATER AND SEWER AVAILABLE.

RECEIVED
APR 30 2021
TOWN PLANNERS OFFICE

REVISIONS
4/30/21 PER CLIENT

**IMPROVEMENT LOCATION SURVEY
PREPARED FOR
BWB PROPERTIES
190 TUNNEL ROAD
VERNON, CONNECTICUT
LANDMARK SURVEYS, LLC
62 LOWER BUTCHER RD ~ 860-875-8204
ELLINGTON, CONNECTICUT**

DRAWN BY R.L.D.	SCALE 1"=20'	DATE 12/22/2020	JOB NO. 202012-3
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TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON
Rachel Dearborn 4/30/21 L.S. 70295
RACHEL L. DEARBORN, LICENSED LAND SURVEYOR DATE LICENSE NO.

