

TOWN OF VERNON  
Inland Wetlands Commission (IWC)  
Meeting Notice & Agenda  
**Tuesday, October 26, 2021, 7:00 PM**  
VIA Virtual Zoom Meeting

Join Zoom Meeting

<https://us02web.zoom.us/j/6149852850?pwd=NUZwVkEwWkRlS1EweC94cFNHVUxBdz09>

Meeting ID: 614 985 2850

Passcode: h72Vs7

OR

Telephone Dial-In

(646) 876-9923

Meeting ID: 614 985 2850

Dial-In Passcode: 786221

**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 September 8, 2021 special meeting
3. New Applications for Receipt and Determination of Significance
4. Status of Cease & Correct Orders, if any
5. Wetlands Enforcement Officer Report, if any
6. Inland Wetlands Agent Approvals, if any
7. Other Business
  - 8.1 Permit Extension Request: **IWC 2016-05, 129 Talcottville Rd.** (Tax ID: Map 02, Block 0004, Parcel 00078)
  - 8.2 Review: Potential sale of Town Property, 36 Cubles Drive
8. Adjournment

Rachel Stansel, Chairperson   Inland Wetlands Commission

# **Draft Minutes**

**Town of Vernon**  
**Inland Wetlands Commission (IWC)**  
SPECIAL Meeting Notice & Agenda  
Wednesday, September 8, 2021, 7:00 p.m.  
Virtual ZOOM Meeting

**DRAFT MINUTES**

1. Call to Order and Roll Call

Chairperson Rachel Stansel called the meeting to order at 7:12 p.m. Also in attendance were Commission Members Don Schubert and Frank Galat. Staff members present were 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 #8 “Other Business” requires Commission vote  
None

2.2 Approval of Minutes from June 22, 2021, regular meeting  
*Don Schubert made a motion seconded by Chairperson Stansel to approve the minutes of July 27, 2021, regular meeting. 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 2021-06]**, an application of Ute Winebrenner for a Wetlands Permit at 5 Miller Rd (Tax Map 53, Block 140A, Parcel 00004), to reconstruct an existing lake wall, install a rain garden and patio, and build other landscaping elements within a regulated area. ACTION ONLY.

Brian Winebrenner was present to address the Commission with details of the application and work to be completed. Discussion took place.

*Chairperson Stansel made a motion seconded by Don Schubert that the Vernon Inland Wetlands and Watercourses Commission does hereby APPROVE the*

*Application [IWC-2021-06] for a Wetlands permit by Commission, subject to the site drawings (3) contained in the Application dated July 23,2021, and upon a finding:*

- 1. The project will have no adverse impacts on wetlands or watercourses;*
- 2. Erosion and sediment control will be put in place per direction and feedback of the Inland Wetland Agent.*

*Motion carried unanimously.*

5. Status of Cease & Correct Orders, if any  
None
6. Wetlands Enforcement Officer Report, if any  
None
7. Inland Wetlands Agent Approvals, if any  
None
8. Other Business  
None
9. Adjournment  
Chairperson Stansel adjourned the meeting at 7:26pm.

Respectfully Submitted,

Susan Hewett,  
Recording Secretary

# **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](mailto:cperry@vernon-ct.gov)

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

DATE: **2021 – October**

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

**IWC-2021-06 (5 Miller Road – Landscaping at Bolton Lake).**

- No construction activity at this time.

**IWC-2021-05 (933 Hartford Turnpike – AmVets).**

- No construction activity at this time.

**IWC-2021-04 (Naek Road – 70 unit Townhouse Project).**

- No construction activity at this time.

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

- Driveway installed. **No additional work 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).**

- **Trees cleared.**

**IWC-2020-06 (CT Golfland).**

- **Work continues.**

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

- Construction scheduled for the spring 2022.

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

- **Grading continues for the first field.**

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

- **Work continues.**

**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).**

- **Project completed.**

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

- Construction continues.

**IWC-2017-05 (#133 Tunnel Road)**

- Property has been sold.

**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 (#26 Naek Road) – caused by Juliano Pools  
Site restoration work continues.



**Wetland Agent Report:**

**Approval for;**

## **Other Business**



OFFICE OF THE  
TOWN PLANNER

# TOWN OF VERNON

55 West Main St., VERNON, CT 06066-3291  
(860) 870-3640  
gmcmgregor@vernon-ct.gov

## MEMORANDUM

TO: Inland Wetlands Commission

FROM: George K. McGregor, AICP, Town Planner

SUBJECT: IWC 2016-05 Permit extension

DATE: October 26, 2021

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### Request

Rebecca Feldman of BL Properties (on behalf of the owner) has requested an extension to IWC 2016-05, a wetland permit for a commercial development at 129 Talcottville Rd. This project includes the now constructed Wendy's and Verizon buildings. A three-story self-storage facility was also approved and is beginning the development design process. The permit expires on December 13, 2021.

### Staff Comments

The Applicant requests an additional five-year extension to December 13, 2026, as permitted by Section 7.9 of the Town's Wetlands Regulation.

Staff finds that the request and IWC action is timely and appropriate.

Section 7.10 states that "Any application to renew a permit shall be granted upon request of the permit holder unless the Commission finds that there has been a substantial change in circumstances, which requires a new application".

### Draft Motions

**MOVED**, that the Vernon Inland Wetlands and Watercourses Commission does hereby EXTEND IWC 2016-05 until December 13, 2026, upon a finding that there has been no substantial change to the circumstances or development plan associated with the original 5-year permit.

**From:** [Feldman, Rebecca](#)  
**To:** [Perry, Craig](#)  
**Cc:** [Masiuk, Kimberly](#); [McGregor, George](#)  
**Subject:** [EXTERNAL] Process of Wetlands Permit Extension  
**Date:** Wednesday, October 13, 2021 4:02:34 PM  
**Attachments:** [image001.png](#)  
[TOV-UNIFLOW03\\_BUILDING-2ND-FLOOR-PLANNING\\_1219\\_001.pdf](#)

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**CAUTION:** This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Good afternoon Craig,  
I hope this email finds you well!

We are working on a project where the wetlands permit is going to expire this December 2021. We would appreciate your guidance on the process we can move forward with to renew the permit – additionally if you require any in person site walks, public hearings, re-flagging, presence at meetings, that would be helpful to know.  
The discussed permit is attached for reference.

Feel free to call with any questions.  
We look forward to hearing from you

Thank you!  
-Becky

Rebecca Feldman

**Staff Engineer**

BL Companies | Employee owned. Client driven.

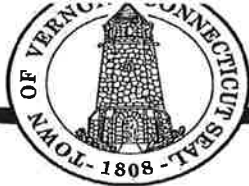


100 Constitution Plaza, 10<sup>th</sup> Floor, Hartford, CT 06103  
tel: 860.249.2200 | direct: 860.760.1963  
fax: 860.249.2400  
[www.blcompanies.com](http://www.blcompanies.com)

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**We're growing! *Build your career at BL.***

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OFFICE OF THE  
TOWN PLANNER

55 WEST MAIN STREET, VERNON, CT 06066-3291

Tel: (860) 870-3640

Fax: (860) 870-3683

E-mail: [planning@vernon-ct.gov](mailto:planning@vernon-ct.gov)

December 20, 2016

Jeff Bord, Project Manager  
BL Companies, Inc.  
355 Research Parkway  
Meriden, CT. 06450

Re: IWC Approval with stipulations of Wetlands Permit Application **IWC-2016-05** of Richard Korris for a wetlands permit to conduct activities in a regulated area at 129 Talcottville Rd. (Assessor ID: Map #02, Block #04, Lot/Parcel #078)

Dear Mr. Bord:

At its special meeting of December 13, 2016 the Vernon Inland Wetlands Commission (IWC) voted to approve with stipulations the application IWC-2016-05 of Richard Korris for a wetlands permit to conduct activities in a regulated area at 129 Talcottville Rd. (Assessor ID: Map #02, Block #04, Lot/Parcel #078) in accordance with:

Land Development Plans for Inland Wetland Application, Vernon Retail, 129 and 145 Talcottville Rd., prepared by BL Companies, 355 Research Parkway, Meriden, CT., dated September 27, 2016 Revised to November 14, 2016, 19 sheets: EX-1 Property/Topographic Survey 2 sheets, GN-1 and GN-2 General Notes, DM-1 Demolition Plan, SP-1 Site Plan, OP-1 Overall Site Plan, GD-1 Grading & Drainage Plan, SU-1 Site Utilities Plan, EC-1 Sedimentation and Erosion Control Plan, EC-2 Sedimentation and Erosion Control Notes, LL-1 Landscape Plan, LL-2 Landscape Details, WL-1 Wetlands Location Map, DN-1, 2, 3, 4, 5 Detail Sheets.

Wetlands Identification and Delineation Report Vernon Retail Phase 2, 129 Talcottville Rd., Vernon, CT., dated September 26, 2016 revised to November 14, 2016, prepared by BL Companies, Inc., 100 Constitution Plaza, 10<sup>th</sup> Floor, Hartford, CT.

Stormwater Management Report Proposed Commercial Development at 129 Talcottville Rd., Vernon, CT., dated September 26, 2016, prepared by BL Companies, Inc., 355 Research Parkway, Meriden, CT.

The approval is subject to the following stipulations/modifications:

1. Expand the area of the conservation easement to the toe of the slope along the north and west borders of the development;
2. Place placards noting the conservation area on mature trees along its boundary;
3. Add rip rap at the end of the State discharge located by the restaurant building;
4. Add board on board fence at top of slope along the north and east sides, where there are abutting residential uses, to collect debris;
5. Use only clean fill material, sheet EC-2 note 7 to conform to DOT 817 for clean fill;
6. Keep the existing pavement as long as possible to enable continued collection of water and reduce erosion, sheet EC-2 note 5;
7. Owner to submit (scan and email) to Wetlands Enforcement Officer the yearly stormwater maintenance schedule and written verification of compliance with the schedule as each maintenance item is completed.

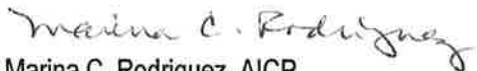
This approval is granted based on testimony received at a Public Hearing opened on October 25, 2016, extended to 12/13/16 and closed on that date; and based on the documentation submitted by the applicant or otherwise received at the public hearing.

The wetlands permit is granted based on the Commission's findings that the application presents no adverse impact to wetlands and watercourses as evaluated by the criteria of Section 10.2 of the Vernon Inland Wetlands Regulations. The Commission also finds that a feasible and prudent alternative does not exist.

The Wetlands Permit is granted subject to the following:

1. The permit shall expire on December 13, 2021 per CGS Sec. 22a-42a(d)(2) which is five years from the date of approval, unless extended by the Inland Wetlands Commission in accordance with said statute.
2. The Office of the Town Planner shall be notified in writing, in advance, concerning the anticipated date of commencement of work under this permit.
3. The Wetlands Enforcement Officer will be notified at least twenty-four (24) hours in advance of the commencement of excavating, filling, and/or grading of the site.
4. Prior to the commencement of excavation and/or site work the applicant shall install erosion and sedimentation controls as specified in the cited plans and as may be directed by the Wetlands Enforcement Officer to protect wetlands and watercourses potentially affected by the site work; installation and maintenance of erosion and sedimentation controls shall be subject to bonding as may be required by the Planning and Zoning Commission;
5. The permittee shall employ adequate safeguards and best management practices (BMP) consistent with the guidelines and specifications of the Connecticut Stormwater Quality Manual, 2004, as may be amended, to control storm water discharges, and of the Connecticut Guidelines for Soil Erosion and Sediment Control, 2002, as may be amended, to prevent erosion and sedimentation and to otherwise prevent pollution of wetlands or watercourses; all sediment and erosion control measures must be maintained until all disturbed areas are stabilized;
6. The permittee shall inform the Commission immediately of any impacts to wetlands or watercourses which occur in the course of, or which are caused by, the authorized work; any soil-laden runoff issuing from the permittee's site shall be considered a violation of this stipulation; at the direction of the Inland Wetlands Agency or the Wetlands Enforcement Officer or his designee, the permittee shall remediate any damage incurred;
7. No equipment or material, including without limitation, fill, construction materials, or debris, shall be deposited, placed, or stored in any wetland or watercourse, on or offsite, unless specifically authorized by this permit;
8. This permit is subject to, and does not derogate, any present or future property rights or other rights or powers of the Town of Vernon, and conveys no property rights in real estate of material nor any exclusive privileges, and is further subject to any and all public and private rights and to any federal, state, or local laws or regulations pertinent to the property or activity effected hereby;
9. If the activity authorized by the Inland Wetlands permit also involves an activity or a project that requires Planning & Zoning Commission or Zoning Board of Appeals approval, no work pursuant to the wetlands permit may begin until such approval is obtained;
10. Erosion controls shall not be removed without the authorization of the Wetlands Enforcement Officer or his designee.

Sincerely,



Marina C. Rodriguez, AICP  
Town Planner for Lynda Morhardt, Chairwoman, Inland Wetlands Commission

cc: Inland Wetlands Commission  
Craig W. Perry, Wetlands Enforcement Officer

PROPOSED COMMERCIAL DEVELOPMENT  
129 TALCOTTVILLE ROAD  
VERNON, CONNECTICUT

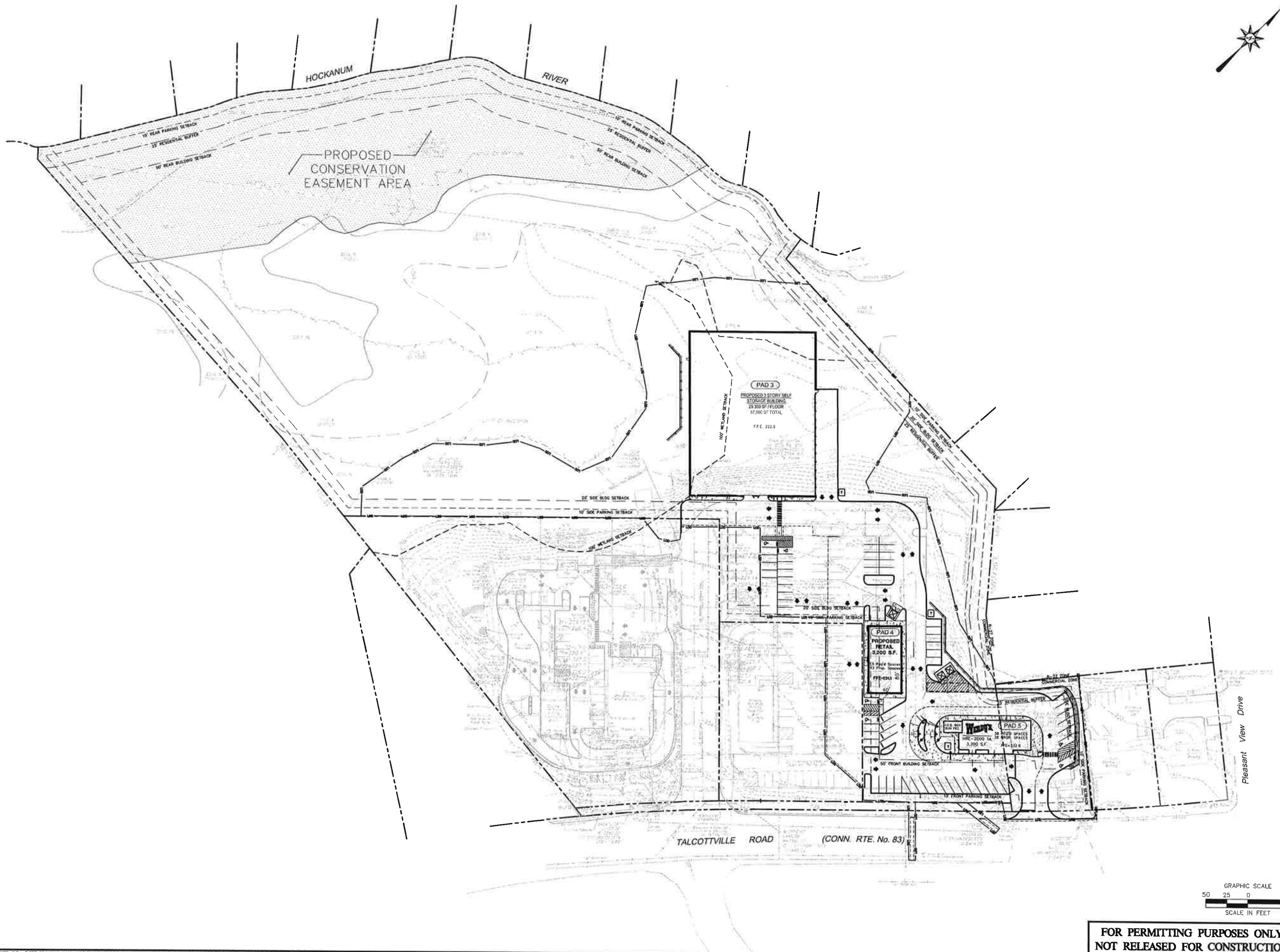
REVISIONS  
No. DATE

Designed J.G.B.  
Drawn K.A.K.  
Checked  
Approved  
Scale 1"=50'  
Project No. 15C5289  
Date 9/27/16  
CAD File: SP15C528901

Title  
OVERALL  
SITE PLAN

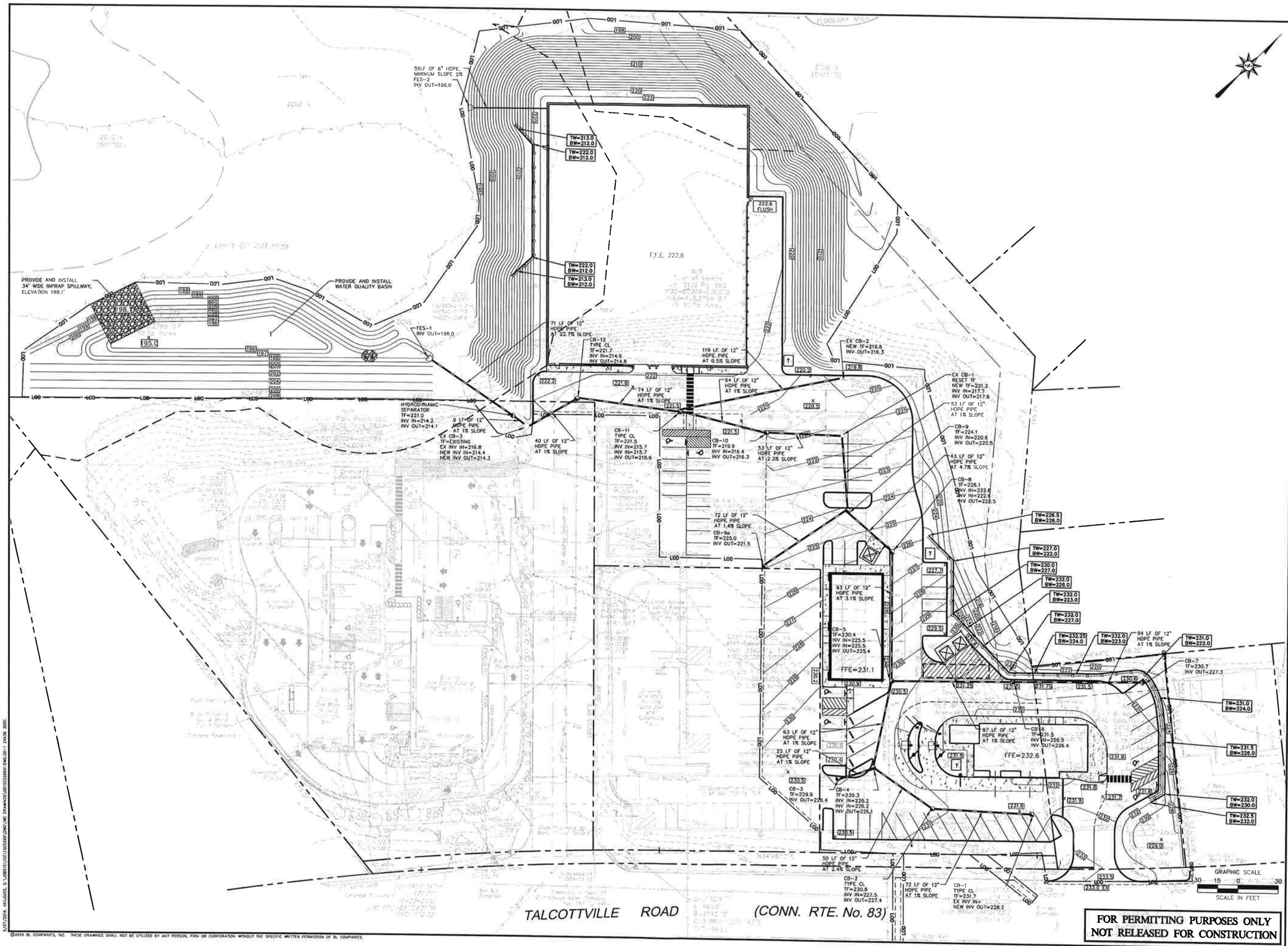
Sheet No.

OP-1



FOR PERMITTING PURPOSES ONLY  
NOT RELEASED FOR CONSTRUCTION





ARCHITECTURE  
ENGINEERING  
ENVIRONMENTAL  
LAND SURVEYING

355 Research Parkway  
Meriden, CT 06450  
(203) 838-1400  
(203) 838-2615 Fax

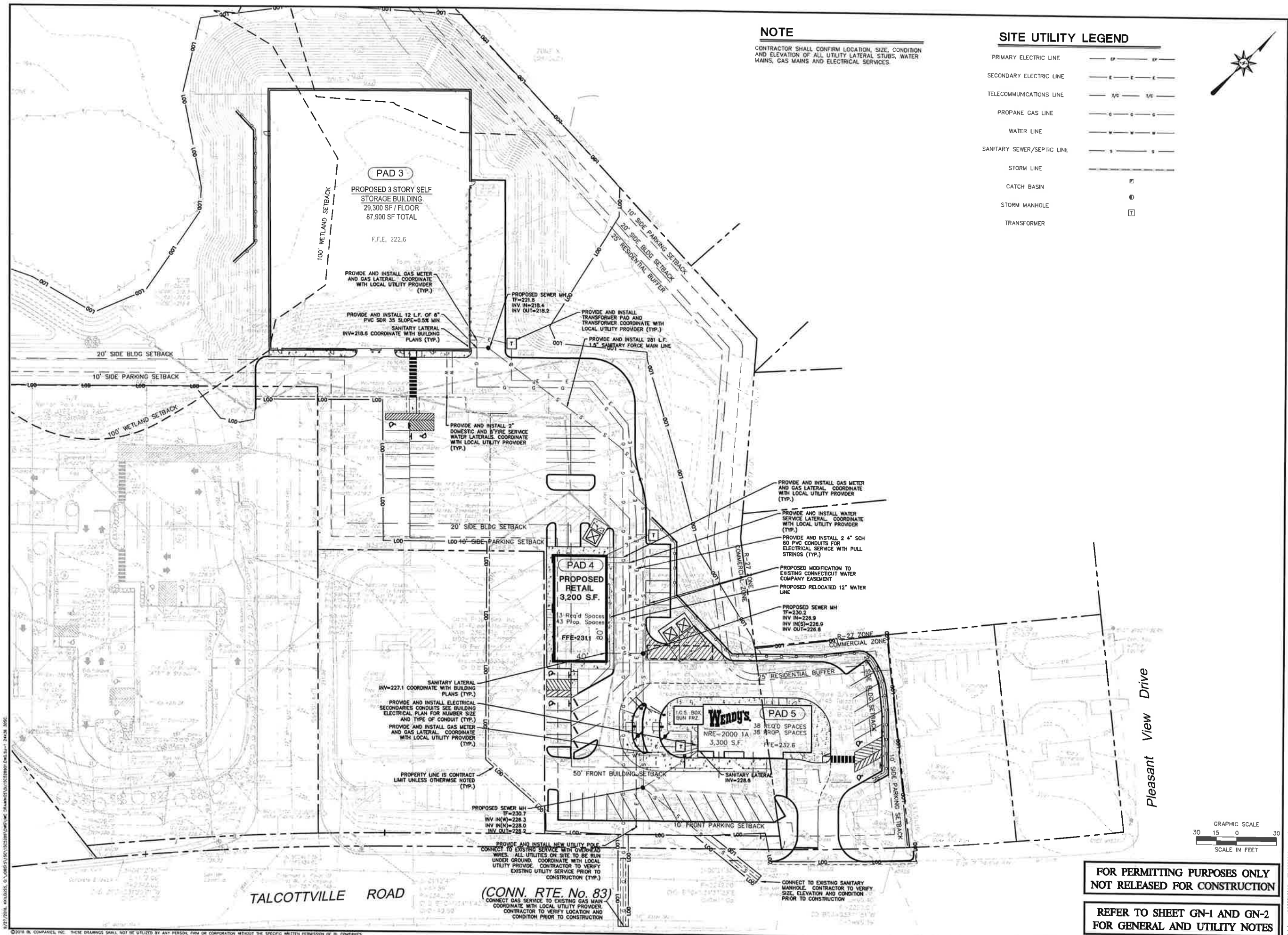


PROPOSED COMMERCIAL DEVELOPMENT  
129 TALCOTTVILLE ROAD  
VERNON, CONNECTICUT

REVISIONS		Drawn	Checked	Approved	Scale	Project No.	Date	CAD File	Title	Sheet No.
No.	Date									
1		J.G.B.	K.A.K.		1"=30'	15C5289	9/27/16	0015C528901	GRADING AND DRAINAGE PLAN	GD-1

FOR PERMITTING PURPOSES ONLY  
NOT RELEASED FOR CONSTRUCTION



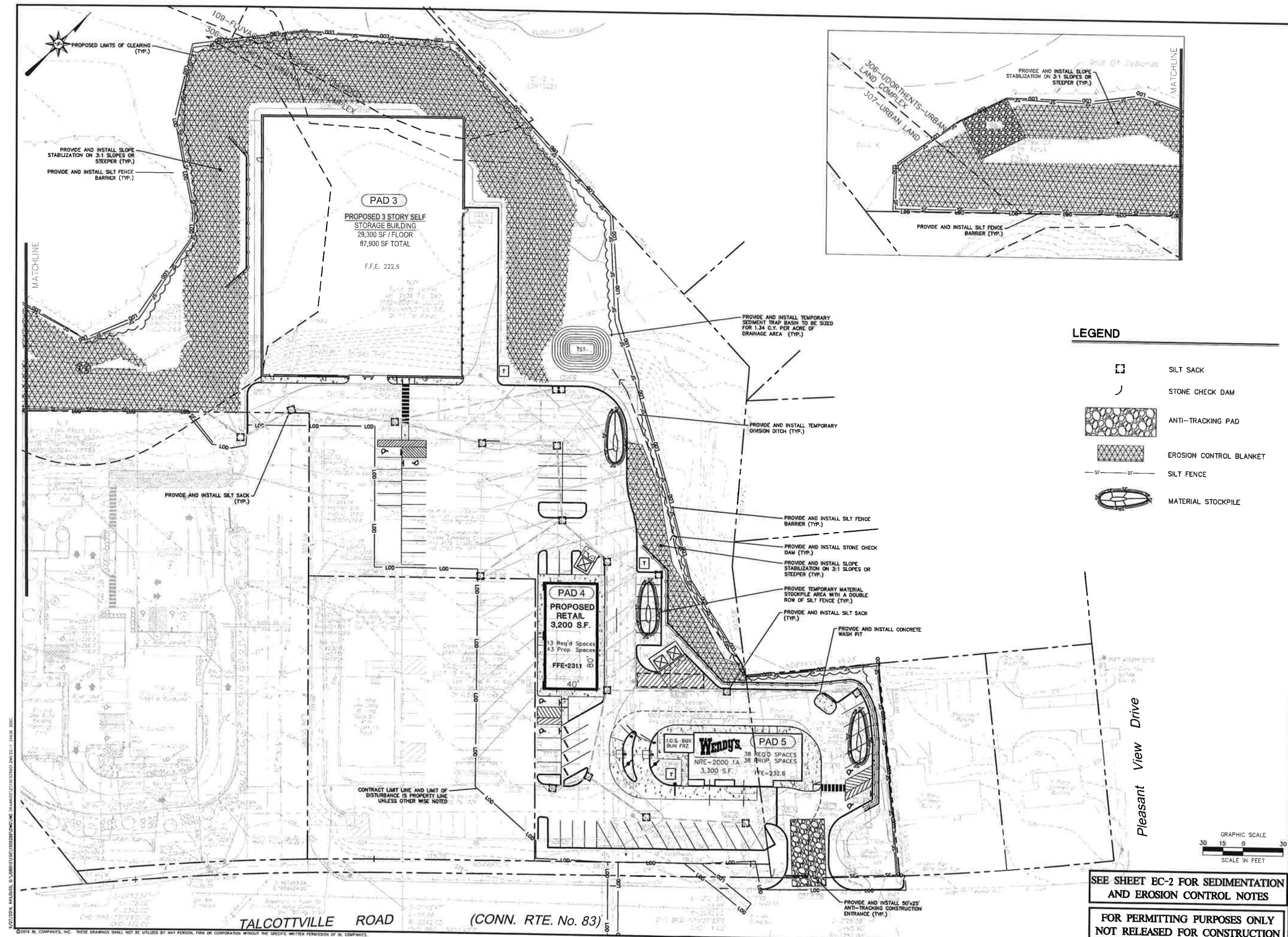


355 Research Parkway  
Middletown, CT 06450  
(203) 933-1408  
(203) 933-2615 Fax



**PROPOSED COMMERCIAL DEVELOPMENT**  
129 TALCOTTVILLE ROAD  
VERNON, CONNECTICUT

DESIGNED	J.G.B.
DRAWN	K.A.K.
CHECKED	
APPROVED	
SCALE	1"=30'
PROJECT NO.	15C5289
DATE	9/27/16
CAD FILE	SU15C528901
TITLE	SITE UTILITIES PLAN
SHEET NO.	SU-1



## **Other Business**

**From:** [Wheelock, Diane](#)  
**To:** [Prattson, Steve](#); [Ryniewicz, Dwight](#); [Patrice Sulik](#); [Gately, Shaun](#); [Sitler, Martin](#); [Wheeler, David](#); [McGregor, George](#); [Grasis, Robert](#)  
**Subject:** Potential Sale of Town owned land  
**Date:** Sunday, August 29, 2021 3:36:04 PM

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Please review the attached property documents for town owned land known as 36 Cubles Drive, Vernon. Administration has received an inquiry from an abutter as to the Town's willingness to sell this property. According to the Vernon Town Code of Ordinances Sec. 2-27 "Procedures", subsection (b), regardless of the property value, you are to submit comments and recommendations relative to this request. It is further requested that this be done within the thirty days stated in the code. Questions please feel free to contact Administration.

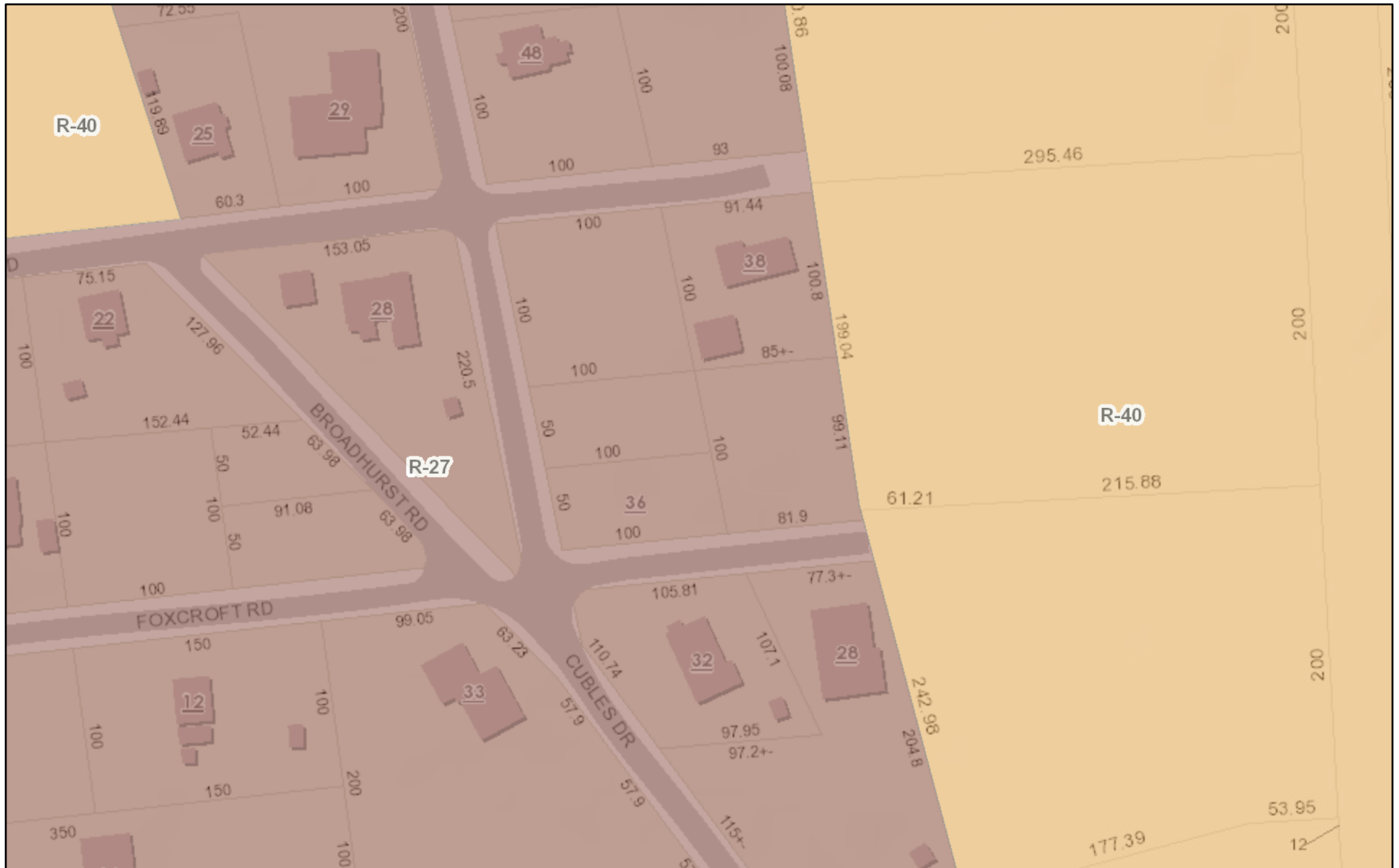
Shaun and George it is further requested that the Conservation and Inland Wetlands Commission comment.

*Diane Wheelock*  
Executive Assistant  
Office of the Mayor  
Town of Vernon  
860-870-3601

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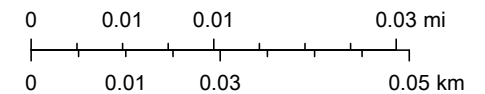
# Town of Vernon, CT



September 20, 2021

TaxParcelPublishing	CMFD	I	Open Space	PDZ-EXT 67	R-10	R-27
Zoning	HD-I	MHP	PC	PND	R-15	R-40
	C	HD-RC	NR-10	PDZ	PRD	R-22
						RC

1:1,000



Town of Vernon, CT, Aaron Nash, Town of Vernon

# Town of Vernon, CT



September 20, 2021

TaxParcelPublishing 2019



Red: Band\_1

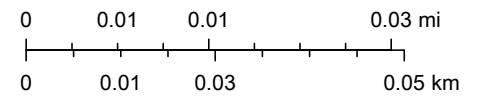


Green: Band\_2



Blue: Band\_3

1:1,000



Town of Vernon, CT, Aaron Nash, Town of Vernon

ADMINISTRATIVE INFORMATION

RECEIPT NUMBER  
2140000004  
Parcel Number

Property Address  
UBLES DR 36

Neighborhood  
1800 EXEMPT COMMERCIAL

Property Class  
01 BAAX Municipal

Neighboring District INFORMATION

Jurisdiction 146 VERNON CT

Area 146

Outing Number 7653

OWNERSHIP

VERNON TOWN OF  
14 PARK PL  
VERNON, CT 06066-3291  
CENSUS TRACT: 530600

Tax ID 52-1400-00004

TRANSFER OF OWNERSHIP

Date  
03/10/1993  
01/01/1900  
CONN TRADE EXCHANGE INC  
Bk/Pg: 918, 225  
NA  
Bk/Pg: 464, 71

Printed 08/12/2021 Card No. 1

of 1

EXEMPT

VALUATION RECORD

2013	10/01/2011	10/01/2013	10/01/2016	10/01/2018
Reason for Change				
VALUATION	2011 Reval	2013	2016 Reval	2018
Market	I 55430	55430	4400	4400
	B 17720	0	0	0
	T 73150	55430	4400	4400
VALUATION	I 38800	38800	3080	3080
70% Assessed/Use	B 12400	0	0	0
	T 51200	38800	3080	3080

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
Soil ID	Area	150	-or- Depth Factor	Rate	Rate	Value	Factor	
-or- Actual	Effective	Depth	-or- Square Feet					
Frontage	Frontage							
Land Type								

oning:  
-27  
Legal Acres:  
.1100

MAP INFORMATION  
MAP: VI P59 LOT NO: 4

Permit Number  
Type  
Filing Date  
Est. Cost  
Field Visit  
Est. Sqft

Supplemental Cards  
TRUE TAX VALUE  
4400

Supplemental Cards  
TOTAL LAND VALUE  
4400





Q

 Help

^  Print

Layout: Letter ANSI A Landscape

 Print

- ### 3. Creating Print

 [Clear Print History](#)

