

Town of Vernon
Inland Wetlands Commission (IWC)
Tuesday, April 19, 2022, 7:00 p.m.
Virtual ZOOM Meeting

DRAFT MINUTES

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22 APR 25 AM 11:09

1. Call to Order and Roll Call

Chair Rachel Stansel called the meeting to order at 7:04 p.m. In attendance were Commission Members Kathy Minor and Don Schubert. Staff members present were David Smith, Town Engineer, Luciana Granstrand, Planning Specialist, and Craig Perry, Wetlands Enforcement Officer. Also in attendance for the Zoom Meeting were Eric Spungin, Greg Spungin, Jay Ussery, Bryan Cormier, Tim Houle, George Logan, Art Allen, James Basile, Brian Juliano, and Chuck Harlow.

2. Administrative Actions

2.1 Approval of Minutes from Special Meeting February 15, 2022

*Kathy Minor **MOVED** to **APPROVE** the Minutes from the Special Meeting held February 15, 2022. Don Schubert seconded. Motion carried unanimously.*

2.2 Approval of Minutes from Regular Meeting March 22, 2022

*Kathy Minor **MOVED** to **APPROVE** the Minutes from March 22, 2022, with the following corrections:*

- Under bullet items in 3.1 add: "Applicant also requests confirmation from the IWC that activity related to the parcel (demolition and construction of water treatment building) is exempted from permitting, under State Statue."
- In 5.1 correct Don Smith to read Dave Smith

Don Schubert seconded. Motion carried unanimously.

3. New Applications for Receipt and Determination of Significance, if any

3.1 Receipt of **Application IWC-2022-3, 129 Talcottville Road**. An Application for Minor Modifications of Existing Land Use Permits; former **Application IWC-2016-5**.

David Smith explained the Application process to date. Tim Houle, Sr. Engineer, BL Companies, discussed the Application sharing site plans and maps. Discussion took place.

*Chair Rachel Stansel **MOVED** to **ACCEPT** Application **IWC-2022-3** as not significant and to be discussed at the IWC Special Meeting on May 3, 2022. Don Schubert seconded. Motion carried unanimously.*

4. Public Hearing and Action on New Applications

4.1 **CONTINUATION of Application IWC-2022-01, 501 Talcottville Road**. An Application by Vernon Development LLC for a Wetlands Re-designation and a Wetlands Permit for activity in a regulated area, in order to develop a child-care facility at 501 Talcottville Road (Tax Map 09, Block 007, Parcel 0001D).

Note: The Applicant has requested the Public Hearing be continued until May 3, 2022; the Applicant has provided the requisite extension to this date. Staff concurs as time is needed to provide a full third-party review.

Jay Ussery of J.R. Russo and Associates discussed the modifications to the plans. Art Allen, Vice President EcoTec, Environmental Scientist, and George Logan, REMA, Environmental

Scientist, discussed their respective findings and opinions of the wetlands. Discussion took place.

The Public Hearing continued with Dave Smith reading an email (included in Commission packet) dated April 13, 2022, from Judith Veillette, 786 Dart Hill Road stating her opposition to the project. No other public comments were given.

*Chair Rachel Stansel **MOVED** to **CONTINUE** Application **IWC-2022-01**, 501 Talcottville Road, to the Special Meeting May 3, 2022. Kathy Minor seconded. Motion carried unanimously.*

- 4.2 Application **IWC-2022-02**, 304 Merline Road. An Application of CT Water Company for a Wetland Re-designation for property located at 304 Merline Road (Tax Map 09, Block 015T, Parcel 00046).

Dave Smith noted for the record that the Public Notice was published on April 9, 2022, and April 16, 2022, of the Public Hearing to take place April 19, 2022, with intent that a refinement of the wetland's delineation was part of the application. This was not posted for the requisite 10 days prior to the April 19, 2022, meeting, so it will officially be dealt with at the next special meeting on May 3, 2022.

The floor was opened for Public Comment. Chuck Harlow, 35 Walker Terrace had a question regarding the application. Discussion took place.

*Kathy Minor **MOVED** to **CONTINUE** Public Hearing on Application **IWC-2022-02**, 304 Merline Road to the Special Meeting May 3, 2022. Don Schubert seconded. Motion carried unanimously.*

5. Status of Cease & Correct Orders

- 5.1 Update on 26 Naek Road and 321 Talcottville Road
Bryan Cormier and Brian Juliano were present. Discussion took place regarding remediation plans and existing conditions.

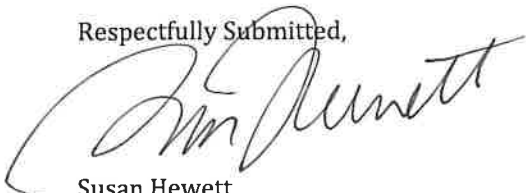
6. Wetlands Enforcement Officer Report
None

7. Inland Wetlands Agent Approvals
None

8. Other Business
Chair Rachel Stansel submitted her resignation. Her last meeting will be May 3, 2022.

9. Chair Rachel Stansel adjourned the meeting at 8:42 p.m.

Respectfully Submitted,



Susan Hewett
Recording Secretary